



24521 Township Road 510, Nisku

12,000 SF NISKU BAY



PROPERTY DETAILS

Address:	24521 Township Road 510, Nisku
Legal:	Lot 5, Block 1, Plan 0622076
Zoning:	IND - Industrial
Total Size:	12,000 SF (+/-)
Lease Rate:	\$16.00 / SF
Op Costs:	\$4.00 / SF
Available:	Oct 1, 2026



PROPERTY HIGHLIGHTS

- Prime location in the heart of Nisku Industrial Park
- Functional warehouse layout with an efficient office component
- Ideal for manufacturing, fabrication, warehousing, and service-based operations
- Includes office and lunchroom
- Excellent access to Highway 625, QEII Highway, and major transportation routes
- Minutes from Edmonton International Airport (EIA)



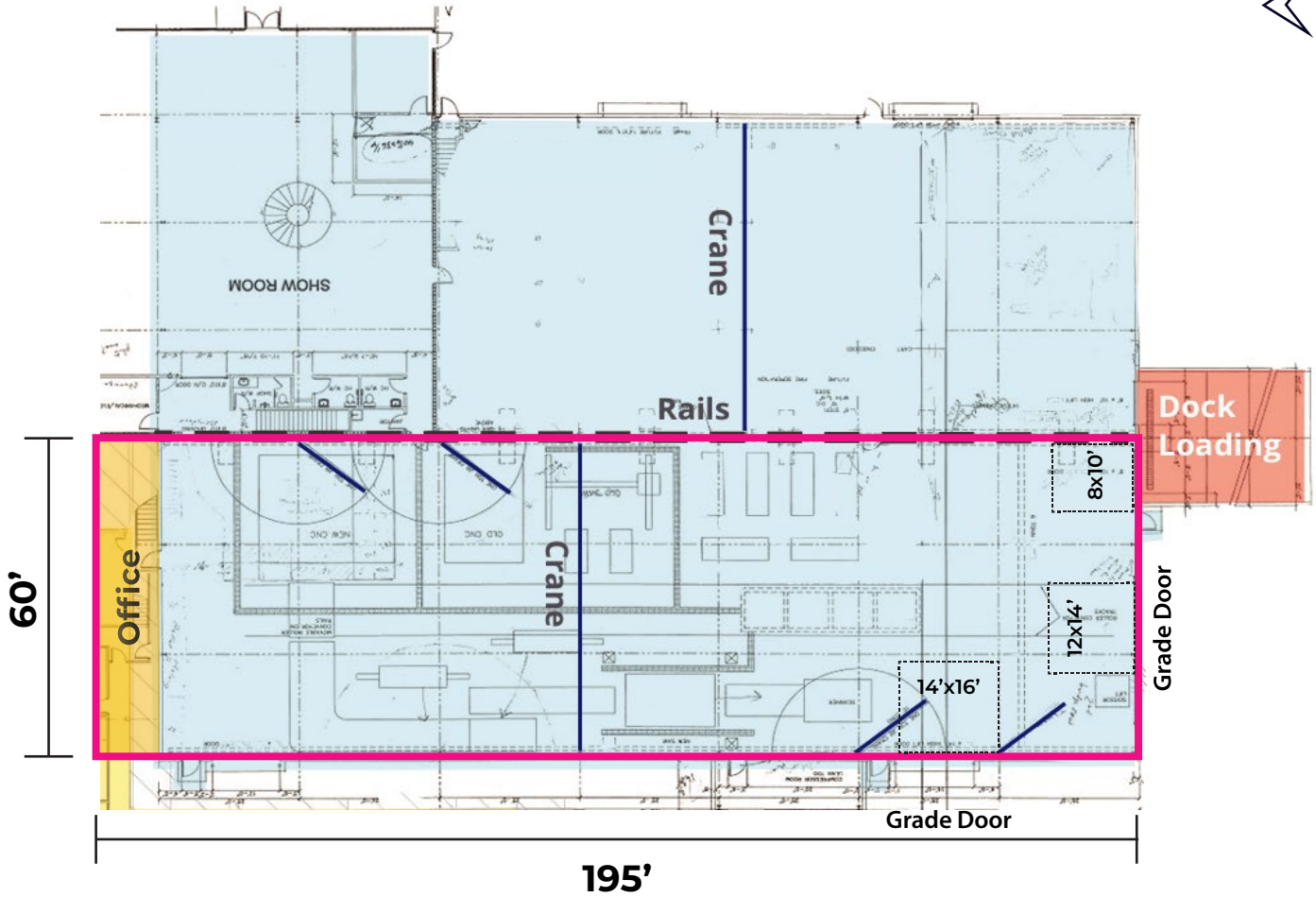
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Ceiling Height:	24'
Loading:	1 x 14' x 16' Grade Loading Door
	1 x 12' x 14' Grade Loading Door
	1 x 8' x 10' Dock Door
Power:	200 Amps. (277/480 volt), 3 phase TBC
Sprinklers:	Yes
Cranes:	1 x 5 Ton Crane
Lighting:	LED



Disclaimer: This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise. Property details provided are for general informational purposes only and may be subject to change without notice. While efforts are made to ensure accuracy, all information—including features, power, dimensions, availability, and other details—should be independently verified. Prospective tenants or buyers are advised to confirm all details directly with the property owner, landlord, or authorized representative before making any decisions.



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Property features:



SUMP



HEAT



CRANE

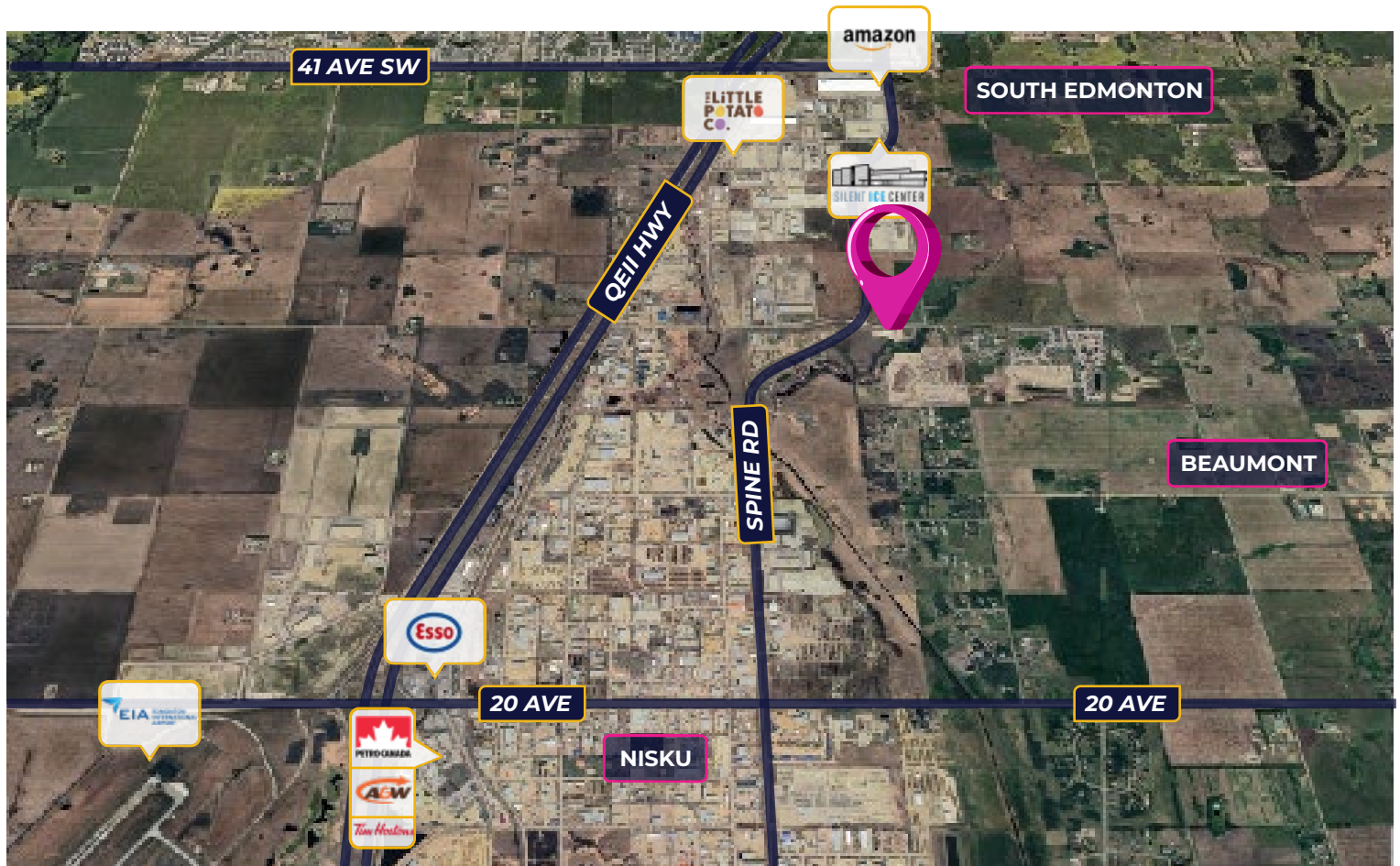


LOADING



YARD





NEIGHBORHOOD HIGHLIGHTS

- Easy access to South Edmonton, Beaumont and Nisku/Leduc via Spine Road and Township Road 510
- Strong connectivity to major transportation routes including QEII HWY and Anthony Henday Drive
- Surrounded by a wide range of industrial, logistics/distribution and commercial businesses

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