



**FULLY LEASED  
INVESTMENT OPPORTUNITY**

**FOR SALE**

Nisku Industrial Investment

605 15 Avenue, Nisku

22,500 SF on 2.17 Acres (+/-)



**AICRE**  
COMMERCIAL

# FOR SALE

605 15 Avenue, Nisku



- 3 x 7.5 TON CRANES
- HEAVY POWER
- LOW SITE COVERAGE

Excellent access to major highways including Highway 625, Queen Elizabeth II Highway, Airport Road, Sparrow Drive and Spine Road (9 Street)

Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Beaumont and Edmonton

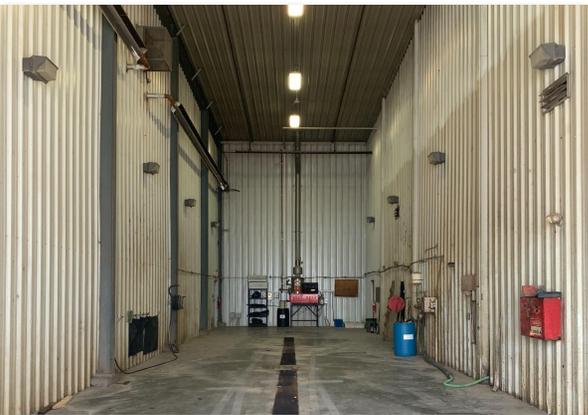
Wash Bay with sumps, floor drains and Hotsy

3 x 7.5 T Cranes offer full shop coverage

8 x 16' x 16' Grade loading doors

Paved parking

20 x Fume Extraction "Smoke Eaters"



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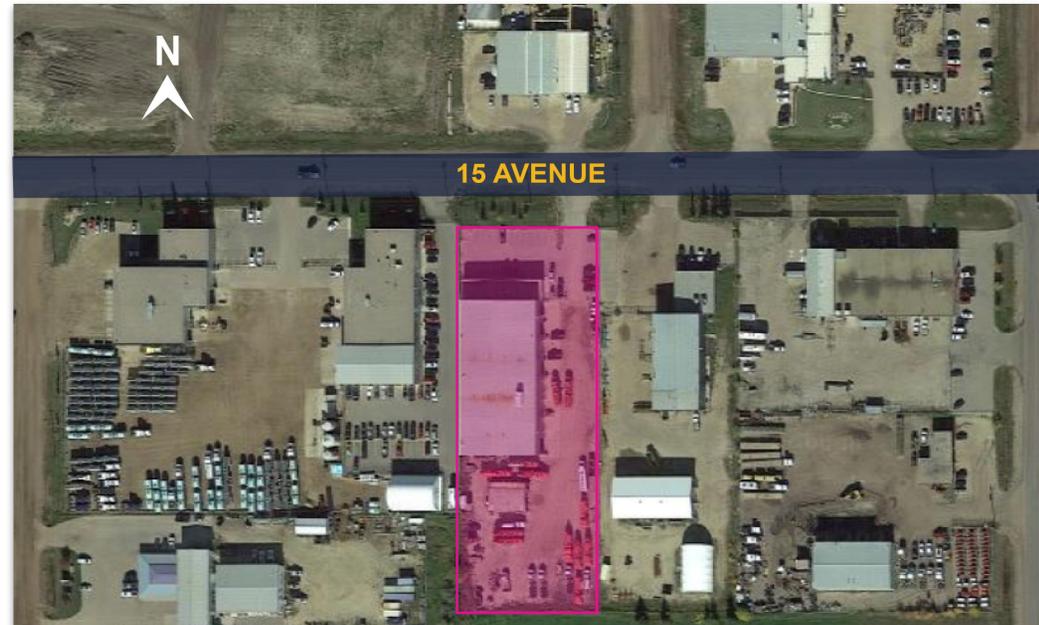
**Meadow Kenney**  
Associate  
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## Property Specifications

<b>Yard:</b>	Graveled, fenced and gated
<b>Heat:</b>	Radiant
<b>Power:</b>	600 - 347 V / 1,200 Amp / 3 Phase - TBC
<b>Loading:</b>	8 x 16' x 16' Grade Doors
<b>Ceiling Height:</b>	29' TBC
<b>Crane:</b>	3 x 7.5 T - 100% Shop Coverage
<b>Underhook Height:</b>	20'
<b>Make Up Air:</b>	Yes - RTU + 20 x Smoke Eaters
<b>Wash Bay:</b>	Yes
<b>Hotsy:</b>	Yes
<b>Floor Drains:</b>	Yes
<b>Sumps:</b>	Yes





## ABOUT THE TENANT



Environmental 360 Solutions Ltd. (E360S) provides environmental and waste management solutions to municipalities and commercial customers across Canada. With over 60 locations across the country E360S is one of the fastest growing environmental management companies in Canada and is dedicated to becoming North America's leading and most trusted environmental management company.

**Locations: Ontario, Alberta and British Columbia**

**Customers: 30,000**



### MAJORITY OWNER OF E360S

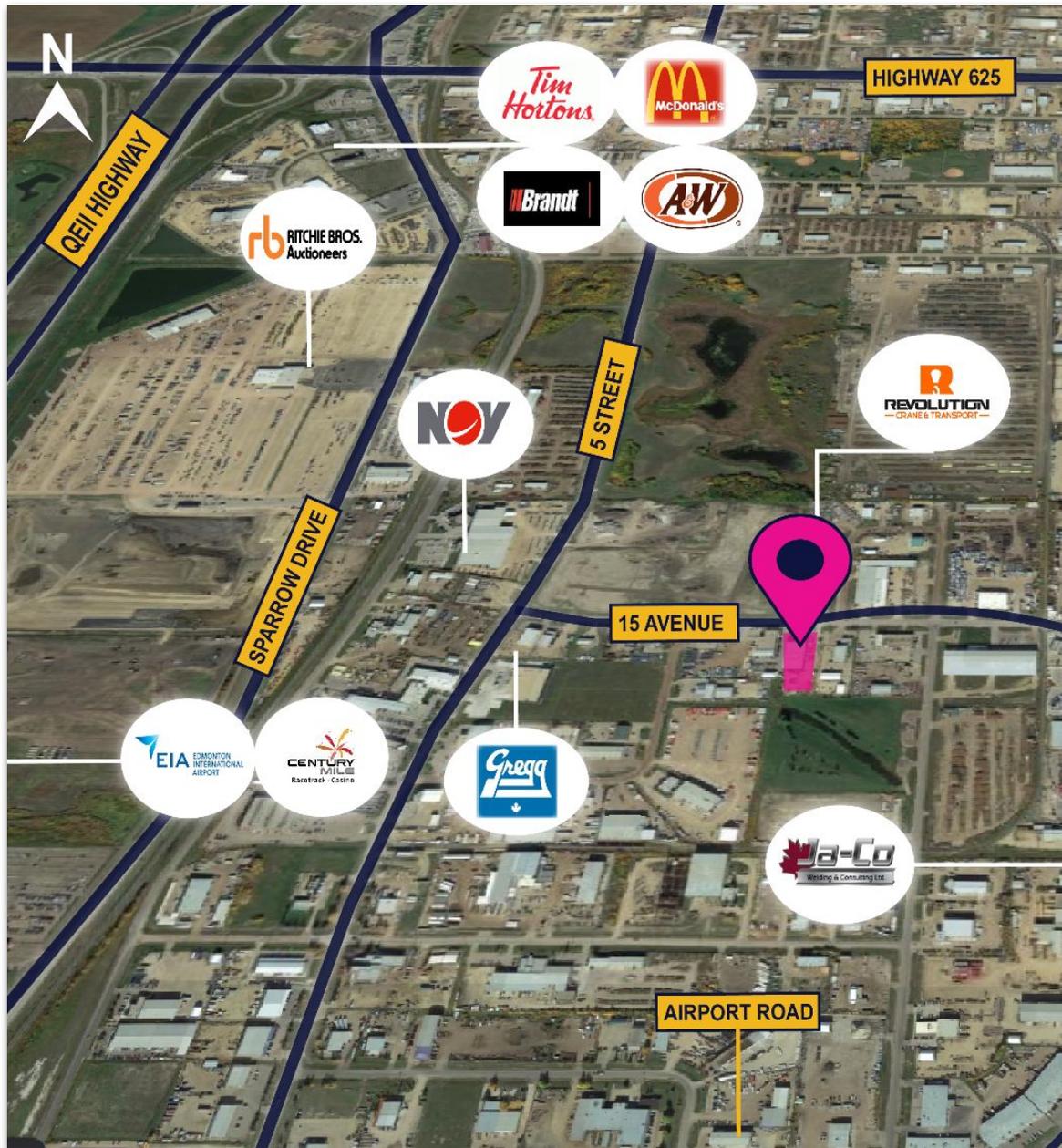
An American multinational investment company based in New York City, BlackRock is an asset manager and one of the world's leading providers of investment, advisory, and risk management solutions. Currently, BlackRock is the world's largest asset manager, with US \$9.42 trillion in assets under management as of June 30, 2023. With over 100 countries serviced, BlackRock is considered one of the global Big Three index fund managers.

On February 31, 2023 BlackRock and E360S announced a closing deal through which BlackRock acquired the majority interest of E360S. Led by Larry Frink (CEO of BlackRock) and Donato (Danny) Ardellini, (E360S' Founder and CEO), the deal will help E360S to expand its current Canadian operations in addition to expanding into markets in the USA.

"E360S provides critical, non-discretionary services that generate resilient cash flows, supported by contracts with inflation escalators. The Company's infrastructure, key permits and scale alongside increasingly stringent regulation result in substantial barriers to entry." - **Mark Florian, Diversified Infrastructure, BlackRock**

# FOR SALE

# 605 15 Avenue, Nisku



## Property Details

<b>Address:</b>	605 15 Avenue, Nisku
<b>Legal:</b>	Plan 7821344, Block 11, Lot 1
<b>Zoning:</b>	Industrial (IND)
<b>Site Size:</b>	2.17 Acres (+/-)
<b>Total Size:</b>	22,500 SF (+/-)
<b>Shop Size:</b>	20,000 SF (+/-)
<b>Office Size:</b>	2,500 SF (+/-)
<b>Lease Term:</b>	New 5 year lease starting January 15, 2024
<b>Net Operating Income:</b>	\$382,500.00 Year 1-2 Escalations Years 3-5
<b>Operating Costs:</b>	Tenant Responsible For Op Costs
<b>Sale Price:</b>	\$5,625,000.00
<b>Cap Rate:</b>	6.80%

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