

**AVISON  
YOUNG**

**For Lease**  
**2315 - 5A Street**  
Nisku, AB

**26,031 SQUARE FEET ON 6.14 ACRES**



**Freestanding industrial building  
with multiple cranes in Nisku**

**Get more  
information**

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Property details

SIZE	
Main building size	23,231 sf (+/-)
Office:	2,840 sf (+/-)
Main shop:	20,391 sf (+/-)
Secondary building:	2,800 sf (+/-)
Total building area:	26,031 sf (+/-)
Site size:	6.14 acres (+/-)

LEGAL DESCRIPTION	
Plan 0021583;Lot 34	

ZONING	
IND (Industrial)	

SITE COVERAGE	
10%	

GRADE LOADING DOORS	
(11) 16' x 16', 20' x 16', 24' x 18'	

CRANE	
(7) 10-Ton Hoists	

CEILING HEIGHT	
26'4" - 28' Under Eave	

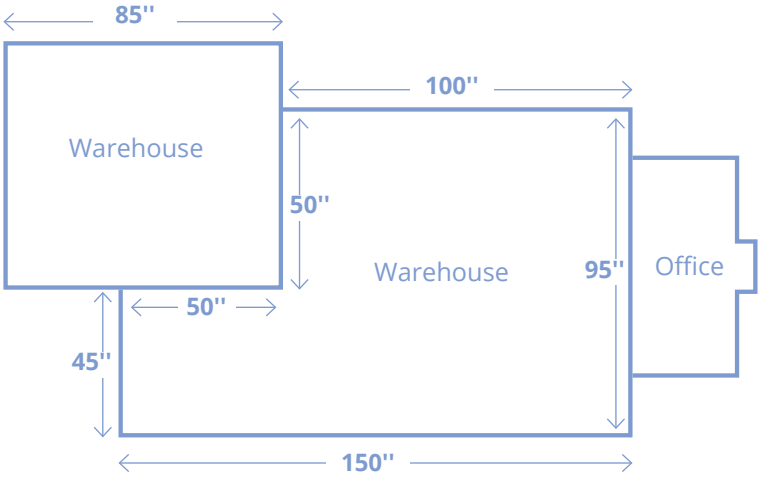
POWER	
600 Amp, 600 Volt (TBC)	

LEASE RATE	
\$16.00 psf	

OPERATING COSTS	
\$3.45 psf (2025)	



BUILDING PLAN



Property highlights

-  Full crane coverage in shop with seven 10-ton hoists
-  Built in 2002, expanded in 2007
-  Make-up air throughout the shop
-  Pre-engineered steel structure
-  Fully built out office area over two floors including 10 offices, boardroom, and lunchroom
-  Yard is fully graveled and fenced
-  Two access points to yard
-  11 Drive-in doors with 2 drive-through bays





If you would like more information on this property please get in touch.

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