



For Lease

# 8<sup>th</sup> Street Manufacturing Shop

1512 & 1514 8th Street | Nisku, AB

±35,496 SF shop on ±7.43 acres

- Clear span shop and good power
- Two access/egress points into well manicured yard
- 13,000 CFM make-up air unit currently installed
- Office space to be built-to-suit for the next Tenant

For more information contact:

**Mackenzie York**

Associate Vice President  
780 920 8463  
Mackenzie.York@jll.com

**Kent Simpson**

Vice President  
780 203 0425  
Kent.Simpson@jll.com



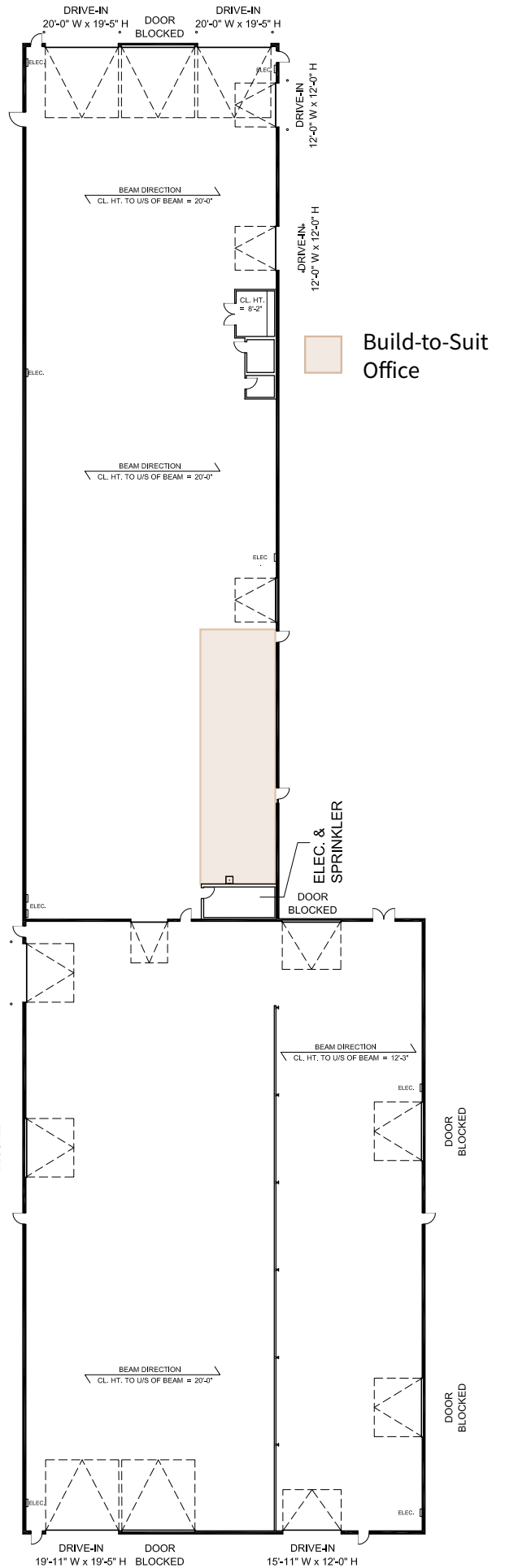


# Property Details

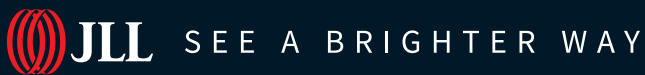
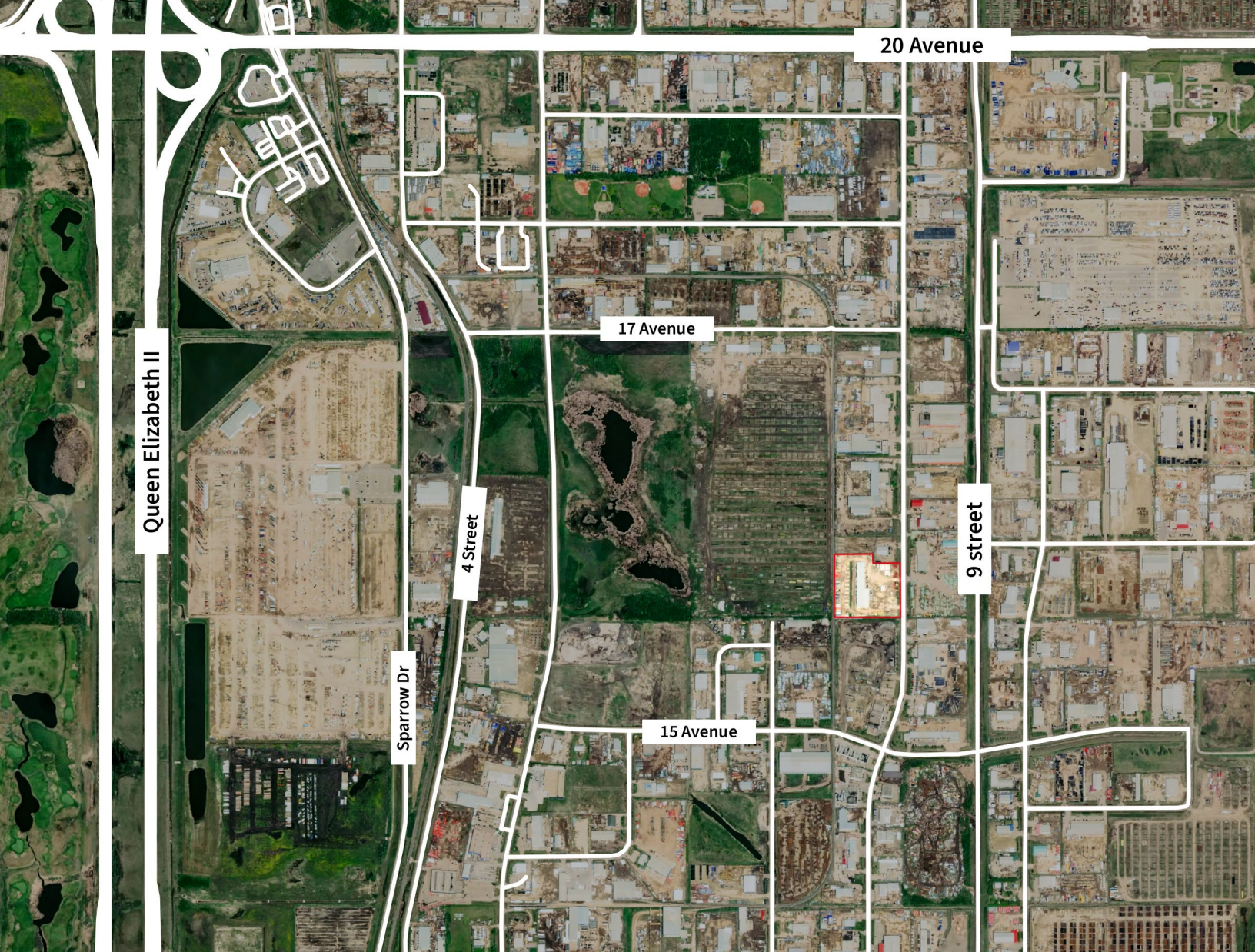
<b>Building Name</b>	Nisku Freestanding Building
<b>Address</b>	1512/14 8 Street, Nisku
<b>Legal Description</b>	Plan: 0620739; Block: 7; Lot: 8
<b>Market</b>	Nisku
<b>Lease Rate PSF</b>	\$11.50
<b>Op. Costs</b>	\$1.82
<b>Year Built</b>	~1980
<b>Building Size</b>	35,496 SF
<b>Site Size</b>	~7.43 Acres
<b>Site Coverage Ratio</b>	~11%
<b>Leasable Area</b>	35,496 SF

<b>Zoning</b>	IND - Industrial
<b>Yard</b>	Fully graveled & fenced
<b>Construction</b>	Insulated Metal Panel
<b>Ceiling Height</b>	20'
<b>Power</b>	600 Amps, 120/208 V (TBC by Tenant)
<b>Loading</b>	Grade - up to 14 doors
<b>Other features</b>	13,000 CFM make-up air unit currently installed
	Office space to be built-to-suit for the next Tenant









**Darryl McGavigan**  
Senior Vice President  
780 328 0064  
Darryl.McGavigan@jll.com

**Kent Simpson**  
Vice President  
780 203 0425  
Kent.Simpson@jll.com

**Adam Butler**  
Executive Vice President  
780 328 0065  
Adam.Butler@jll.com

**Mackenzie York**  
Associate Vice President  
780 920 8463  
Mackenzie.York@jll.com

**Bronwyn Scrivens**  
Vice President, SIOR  
780 807 4564  
Bronwyn.Scrivens@jll.com

**Kailee Campbell**  
Senior Transaction Analyst  
780 328 0069  
Kailee.Campbell@jll.com

**JLL Edmonton Industrial** | Suite 2101, 10088 102 Avenue NW Edmonton, Alberta T5J 2Z1

DISCLAIMER: ©2024 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. Jones Lang LaSalle Real Estate Services, Inc.