

INDUSTRIAL FOR SUBLEASE





AVISON  
YOUNG

# 1201 - 10 STREET NISKU, ALBERTA



FLEXIBLE YARD OPPORTUNITIES AVAILABLE UP TO ± 5 ACRES

## BUILD-TO-SUIT OPPORTUNITIES AVAILABLE ON FLEXIBLE SITE SIZES

-  Fully fenced yard with 12' gravel over geotextile
-  Access from 10 Street & 12 Avenue
-  Access to heavy/high load corridor
-  Immediate access to new Nisku Spine Road to South Edmonton

## Get more information

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**OFFERING SUMMARY**

**YARD**

Assigned Land:	± 5 Acres
Lease Rate*:	\$0.85 PSF
Op. Cost*:	\$0.09 PSF
Expiry:	February 11, 2029

\*plus 5% Management fee



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