



NISKU INDUSTRIAL BAY WITH YARD

2322 5 Street, Nisku, Alberta

INDUSTRIAL BAY WITH YARD AVAILABLE

BAY A: 5,400 SF

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. September 2025

Kennedy Munro
Associate
780-966-2315
kennedy.munro@cwedmonton.com

Zeshan Qureshi CPA, CA
Partner
780-238-4576
zeshan.qureshi@cwedmonton.com

Chris Sieben
Partner
780-720-0227
chris.sieben@cwedmonton.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedmonton.com

PROPERTY HIGHLIGHTS

- Located in Nisku Industrial Park
- Adjacent to Edmonton's International Airport
- Western Canada's largest business and industrial park
- Large marshalling and yard area
- Bay A is end cap with approximately 0.30 Acres of dedicated yard area

PROPERTY DETAILS

ZONING:

IL - LIGHT INDUSTRIAL

SPACE SIZE - BAY A:

1,300 SF	OFFICE
4,100 SF	WAREHOUSE
5,400 SF	TOTAL

LOADING DOOR:

(1) 14' X 16' GRADE
LOADING DOOR

POWER SERVICE:

TBC

CEILING HEIGHT:

24' CLEAR

LEASE RATE:

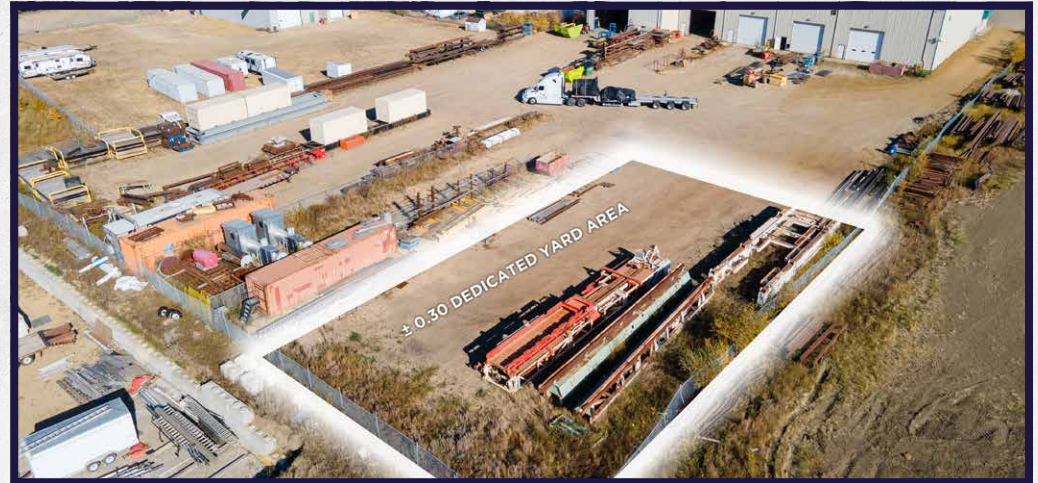
BAY A: \$15.00 PER SF

OPERATING COSTS:

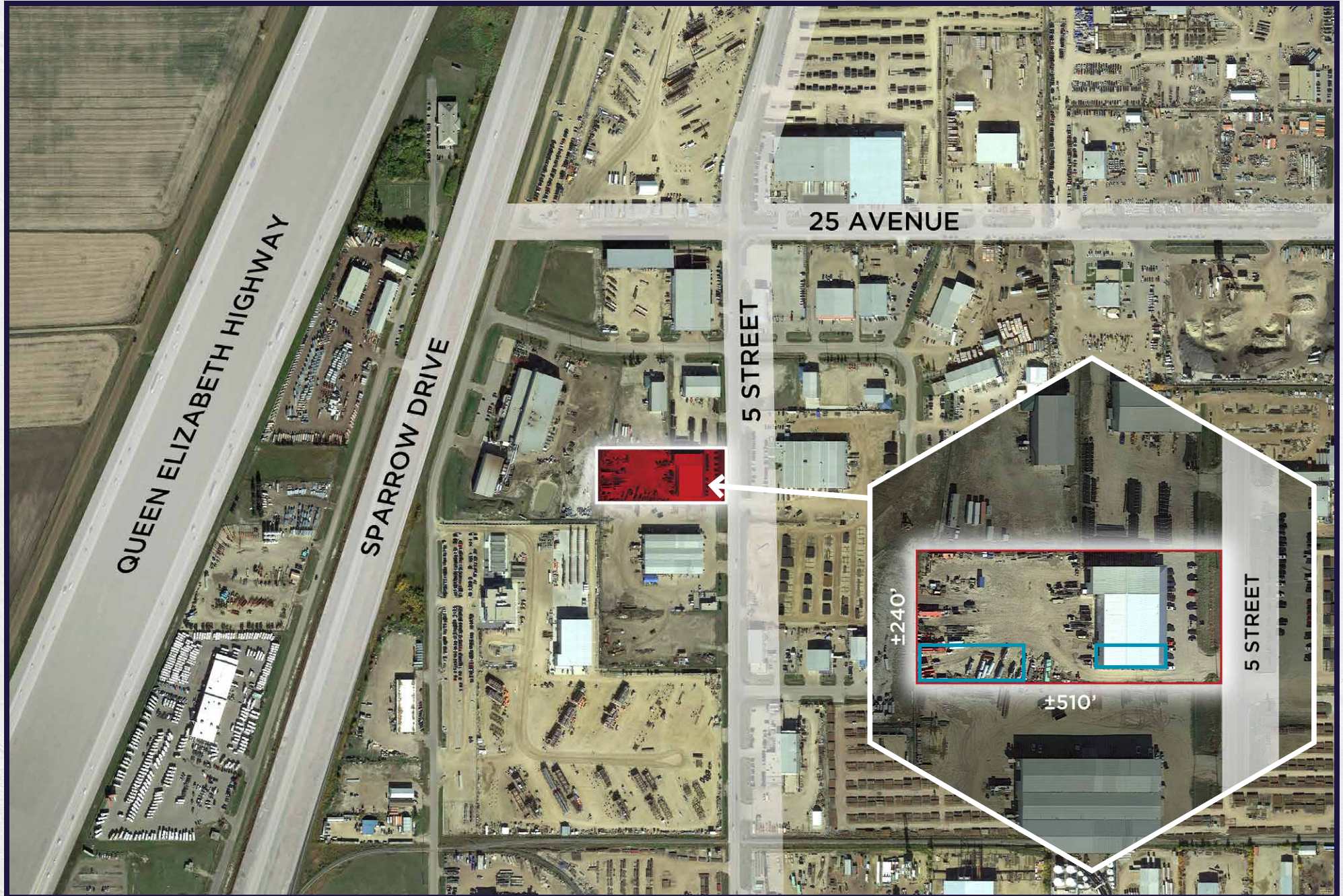
\$4.25 PER SF (2025)

AVAILABILITY:

30 DAYS NOTICE



AERIAL VIEW



KEEP IN TOUCH

Kennedy Munro
Associate
780-966-2315
kennedy.munro@cwedmonton.com

Chris Sieben
Partner
780-720-0227
chris.sieben@cwedmonton.com

Zeshan Qureshi CPA, CA
Partner
780-238-4576
zeshan.qureshi@cwedmonton.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedmonton.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price/rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. September 2025

