



#5 2002 8 Street, Nisku

High Exposure Nisku Bay



PROPERTY DETAILS

Address:	Unit 5, 2002 8 Street, Nisku
Legal:	Plan 7621498, Block 1, Lot 6
Zoning:	General Industrial
Size:	11,753 SF (+/-)
Main Floor Size:	9,372 SF (+/-)
2nd Floor Size:	2,381 SF (+/-)
Op Costs:	\$2.95 /SF (2026 est.)
Lease Rate:	\$12.25 /SF (TBC)
Possession:	Immediate



PROPERTY HIGHLIGHTS

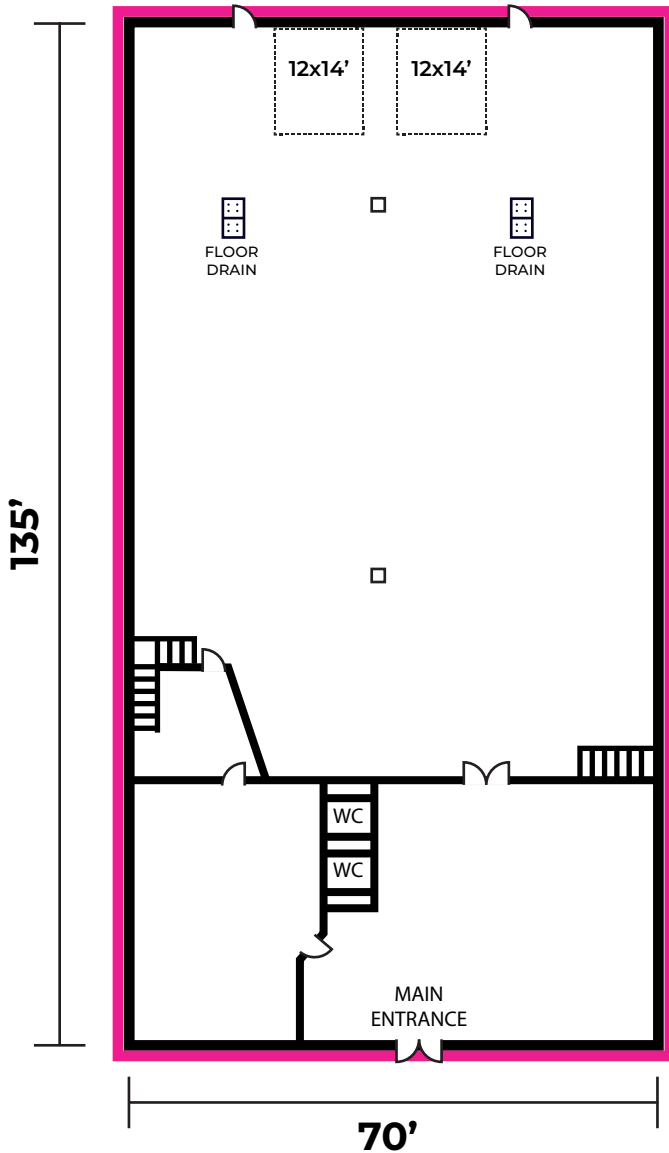
- Industrial Bay with functional layout suitable for multiple uses
- Paved surface parking on-site, signage opportunities (subject to landlord approval)
- Clean and well-kept space available
- Direct exposure to 20 Avenue (Highway 625) and excellent access to major arterial routes



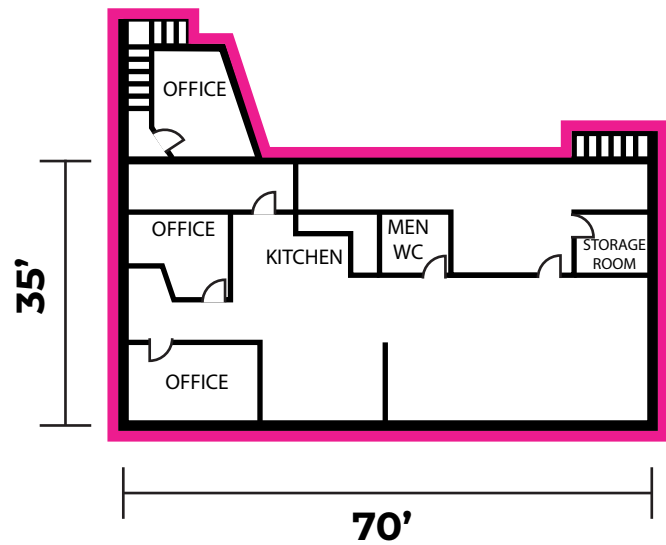
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MAIN FLOOR

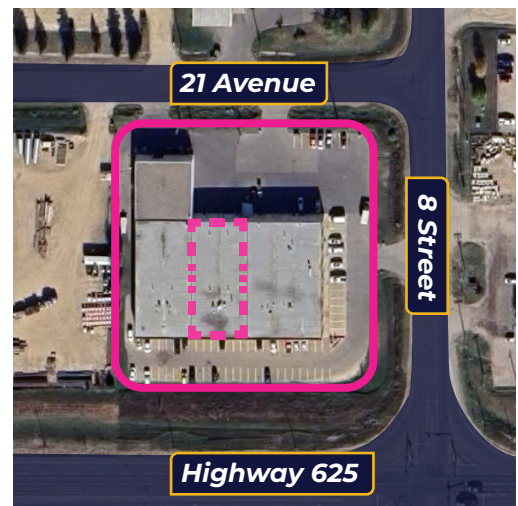


SECOND FLOOR



PROPERTY DETAILS

Heat:	Radiant & Foced Air
Power:	600V, 347 V/400 Amp/3 Phase - TBC
Loading:	2 x 12' x 14' grade loading door
Ceiling Height:	20'
Floor Drains:	Yes
Lighting:	LED



Property features:



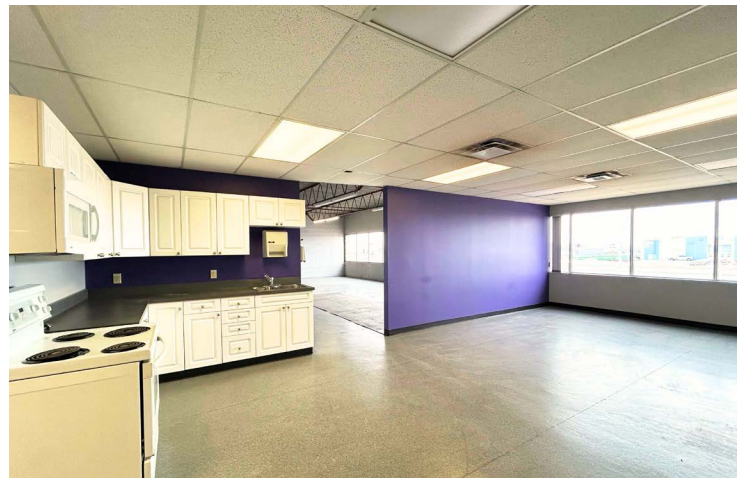
Functional Layout



Abundant Natural Light



LED Lighting



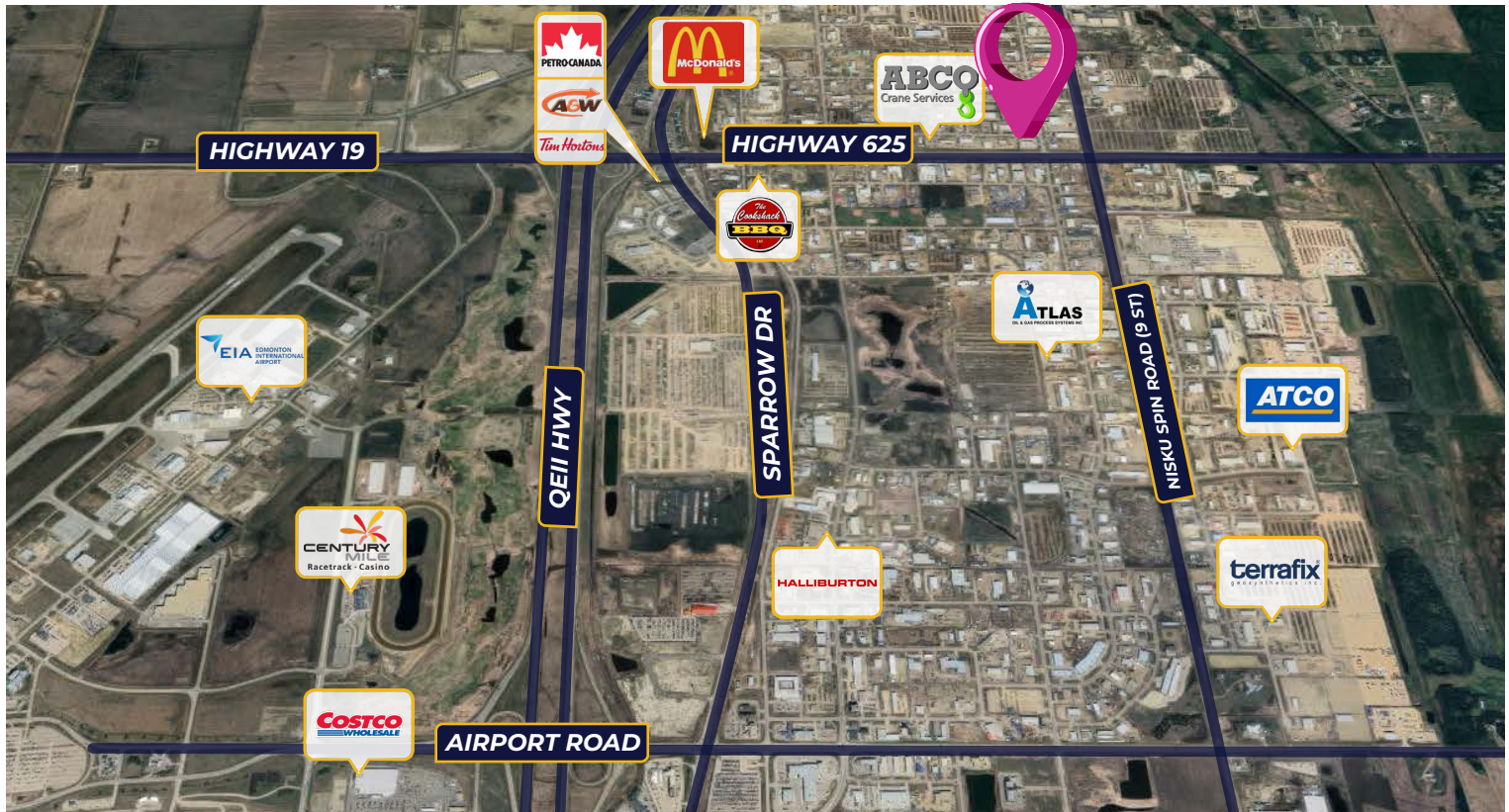
Kitchenette and Open Space



2 x 12' x 14' Grade Loading Doors



Second Floor with Private Offices



NEIGHBORHOOD HIGHLIGHTS

- Excellent connectivity to major highways including Queen Elizabeth II Highway, Sparrow Drive, 43 Street and 65 Avenue
- Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont and Edmonton
- Surrounded by industrial services and support businesses
- Business-friendly setting with low taxes and strong infrastructure



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