

Rare Freestanding Building with Yard

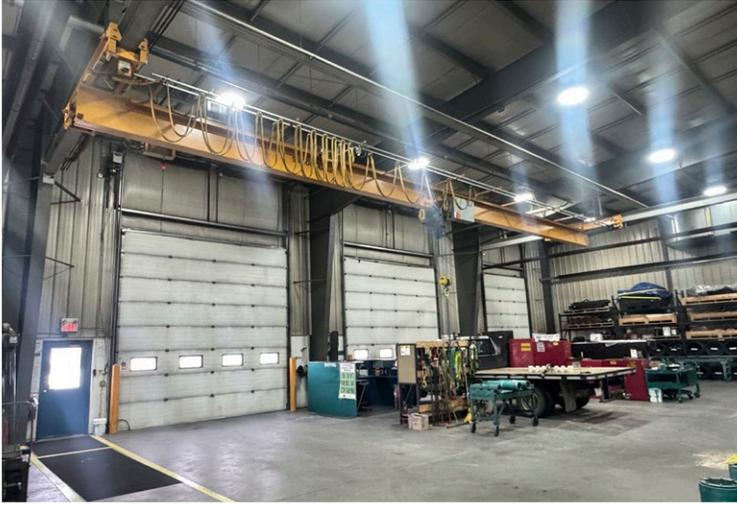
1203/1205 - 4th Street
Nisku, Alberta

19,820 SF on 3.70 Acres



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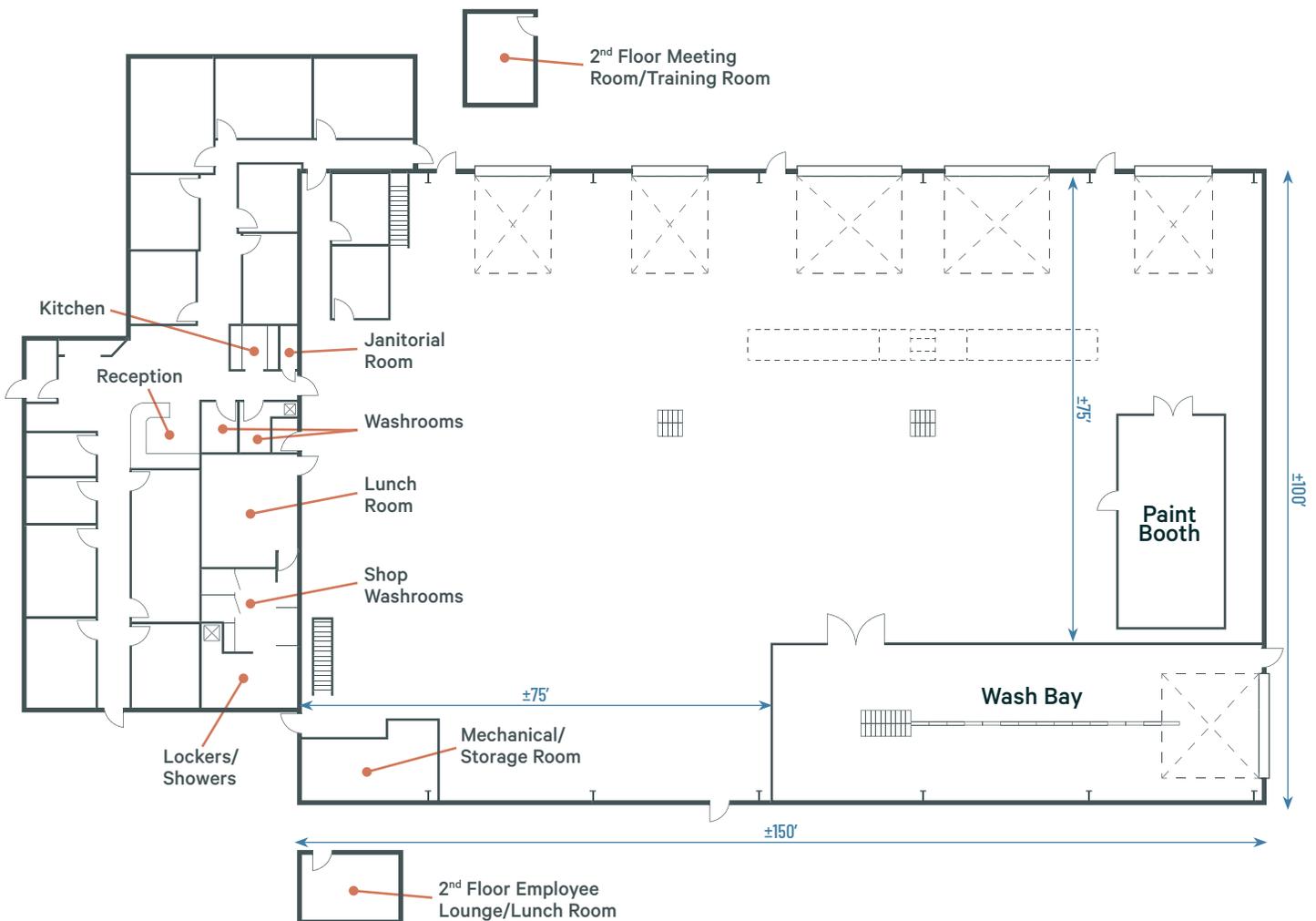
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Experience exceptional accessibility and functionality with this well situated property in Nisku Industrial Park, conveniently located in Leduc County with direct access to the QEII Highway. The site features a versatile $\pm 2,500$ sq. ft. powered and heated Quonset, ideal for a variety of industrial uses. A fully secured, fenced yard with both a power gate and rolling manual gate provides added convenience and security. The property also includes paved, energized parking for employees and visitors, offering a clean and professional arrival experience. Meticulously maintained property.

Legal Address	Plan 7922576; Block 19; Lots 7 & 8
Zoning	IND – Industrial
Site Size	3.70 Acres
Available Area	Main floor office: 4,080 sq. ft. 2nd Floor Flex Space: 740 sq. ft. Shop: 15,000 sq. ft. Total: 19,820 sq. ft.
Additional Buildings	±2,500 sq. ft. quonset on site (heated, powered, overhead loading door with electric opener) ±2,300 sq. ft. quonset on site (unheated)
Grade Loading	(3) 16' x 16' power overhead doors (2) 16' x 10' power overhead doors (1) 16' x 10' power overhead door
Wash Bay	Yes, with full length trench drain
Construction	Pre-engineered metal with conventional office construction
Ceiling Height	21'10" - 24'0"
Power	600amp, 227/480volt *To be confirmed by Tenant

Heating	Radiant tube / HVAC in office
Lighting	LED
Fenced	Yes
Parking	Surface
Make-Up Air	Yes
Sumps	Yes
Cranes	(1) 5-ton bridge (1) 3-ton bridge (50' span & 14' underhook)
Paint Booth	Negotiable
Op Costs (2026)	\$1.85 per sq. ft. / annum
Taxes (2025)	\$2.10 per sq. ft. / annum
Lease Rate	\$31,000 / month NNN
Lease Term	Minimum 5 years
Available	June 1, 2026



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For Lease



Major Nearby Retail

- Costco
- Costco Gas
- Enterprise Rent-A-Car
- Sawmill Prime Rib
- Tim Hortons

Premium Outlet Collection Mall

- Bently
- Blunotes
- Boss Outlet
- Browns Outlet
- Calvin Klein
- Coach Outlet
- GAP Factory
- Guess
- H&M
- Kate Spade Outlet
- Lacoste
- Levi's
- Michael Hill
- Michael Kors Outlet
- New Balance
- Nike Factory Store
- Pandora
- Peoples Diamonds
- Polo Ralph Lauren
- RW&Co.
- Sunrise Records
- Swarovski
- Tommy Hilfinger
- Urban Planet

Nearby Hotels

- Renaissance Edmonton
- Fairfield by Marriott
- Coast Nisku Inn
- Holiday Inn Express
- Four Points by Sheraton
- Ramada Nisku
- Hilton Garden Inn
- Hampton Inn & Suites
- Royal Hotel
- Quality Inn & Suites
- Crystal Star Inn
- Days Inn by Wyndham
- Super 8 by Wyndham
- Wyndham Garden
- Raddison Hotel
- Park Inn by Raddison

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*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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