

Freestanding Building with Yard

915 - 34th Avenue
Nisku, Alberta
www.cbre.ca

Heavy Power Supply and Distribution

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Freestanding Industrial Building with Yard

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The property is well located in close proximity to the Edmonton International Airport, with excellent access to the 41st Avenue Interchange and the Nisku Spine Road. This excellent manufacturing facility includes an abundance of office space, heavy duty floors, power loading doors, heavy load power supply, and multiple points of ingress/egress to the site. The building is crane ready up to 25 ton per bay, with a portion of the warehouse air conditioned. Up to 16,000 sq. ft. of office space available.

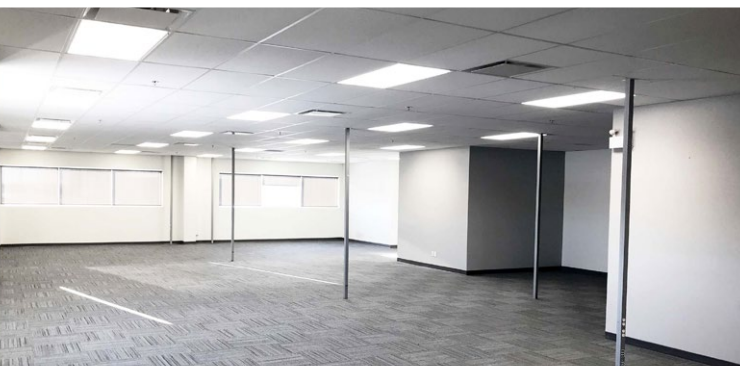
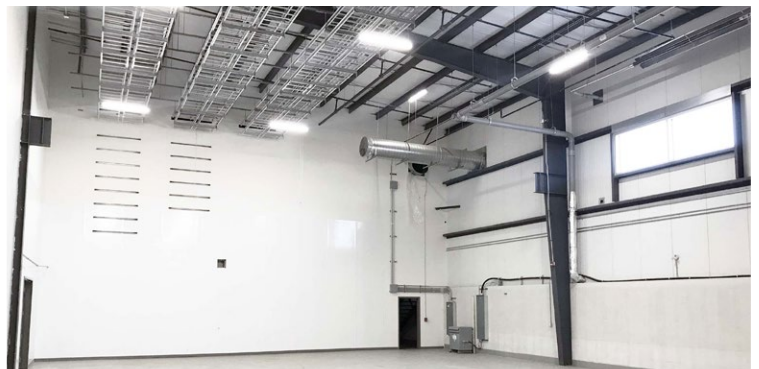
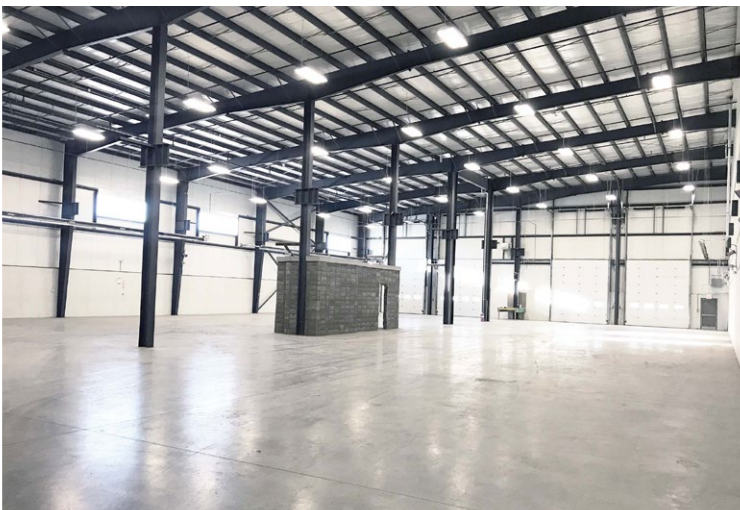
For Lease

| | |
|-----------------|--|
| Legal Address | Plan 1522088; Block 2; Lot 21 |
| Zoning | IND - Industrial |
| Lot Size | 4.70 Acres |
| Year Built | 2014 |
| Available Area | 56,000 sq. ft. |
| Grade Loading | (8) 14' x 16' |
| Construction | Pre-engineered metal |
| Column Spacing | 50' x 25' |
| Shop Dimensions | 200' x 200' |
| Ceiling Height | 27' Clear to eaves 34' Clear to center |
| Power | 2,500 kVa pad mount transformer with 347/600 volt service *To be confirmed |

| | | |
|----------------------|---|-----------------------------|
| Heating | Roof mounted HVAC Infrared tube heating | |
| Lighting | Office: | LED fixtures |
| | Warehouse: | LED & motion activated T5HO |
| Sprinklers | Yes | |
| Yard Dimensions | ±275' x ±280' | |
| Parking | Paved concrete | |
| Floor Drains / Sumps | Yes | |
| Taxes (2025) | \$106,429.70 | |
| Op Costs (2025) | \$4.49 per sq. ft. / annum* | |
| Lease Rate | \$16.00 per sq. ft. / annum | |
| Available | Immediately | |

**Tenant is responsible for landscaping and snow removal*

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Contact Us

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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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