

Nisku Manufacturing Building

1502 - 8th Street
Nisku, Alberta
www.cbre.ca

23,971 SF Building On 4.2 Acres For Sale | 11,624 SF Available for Occupancy



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Manufacturing Building

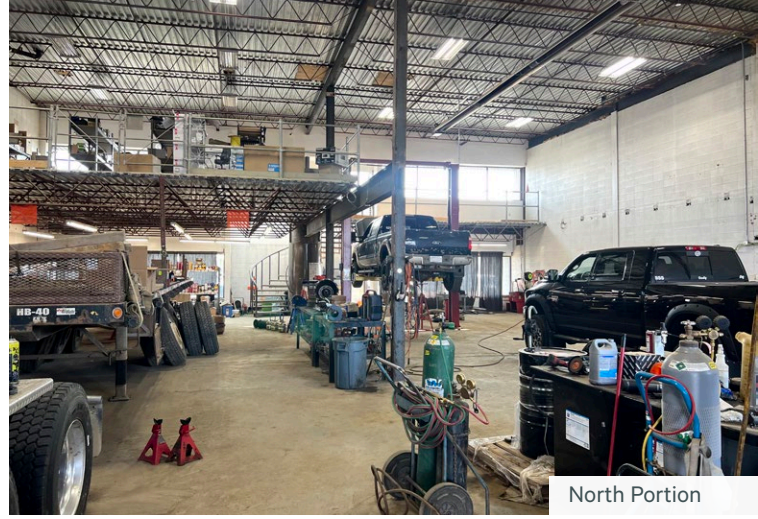
1502 8th Street Nisku presents a rare opportunity to own your real estate and become a landlord today, while harnessing the future opportunity to expand and grow into the balance of the building. Occupy the south 11,624 sq. ft. today and grow into the 12,347 sq. ft. north portion at a later date, or continue to lease out the space.

The property offers a prime location with convenient access to major transportation routes like Airport Road and the QE2 highway, making it easy to connect to both Edmonton and Calgary.

Situated in Leduc County, it also benefits from attractive property tax incentives. The corner lot offers ample outside storage capacity with a 12% site coverage ratio, aligned with market standards. Furthermore, the building is move-in ready for a manufacturing company, complete with bridge cranes for immediate operational efficiency.

Property Information

Legal Address	Plan 1823078; Block 7; Lot 13A
Zoning	IND - Industrial
Site Size	4.2 Acres
Site Coverage Ratio	12.0%
Building Size	North Portion: 12,347 sq. ft. South Portion: 11,624 sq. ft. Total: 23,971 sq. ft.
Grade Loading	(5) 16' x 16' doors (2) 24' x 22' gantry sliding doors
Construction	Concrete block
Clear Height	22'5" clear
Taxes (2025)	\$36,759.99
List Price	\$5,100,000



North Portion



South Portion



South Portion



South Portion

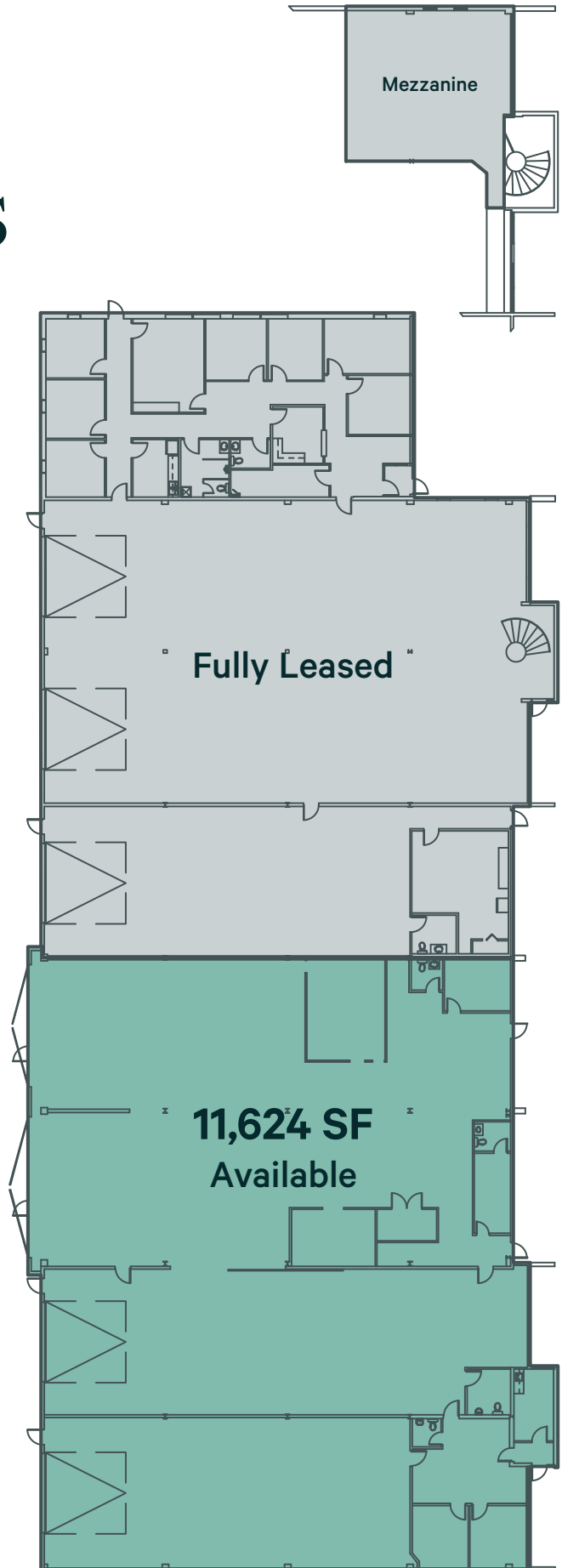
Property Details

Fully Leased - North Portion

Size	Main Floor:	11,329 sq. ft.
	Mezzanine:	1,018 sq. ft.
	Total:	12,347 sq. ft.
Loading	(3) 16' x 16' grade level doors	
Lighting	T5	
Heating	Forced air overhead units	
Sumps	Yes	
Cranes	(1) 1-ton bridge crane	
Available	Fully leased until January 2028	

Available - South Portion

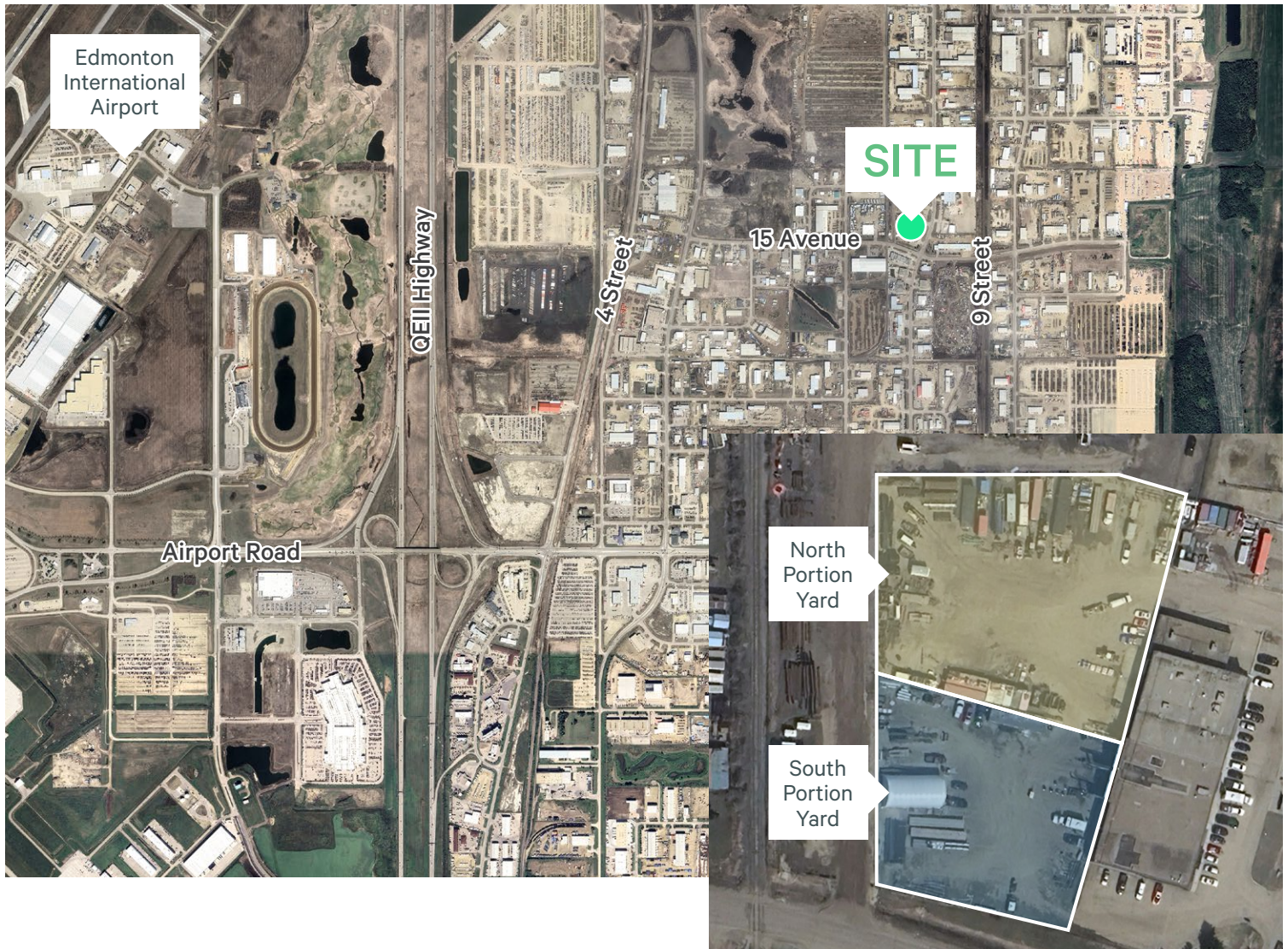
Size	11,624 sq. ft.	
Loading	(2) 16' x 16' grade level doors (2) 24' x 22' gantry sliding doors	
Lighting	LED	
Heating	Radiant tube & forced air	
Sumps	Yes	
Cranes**	(1) 1-ton bridge crane (3) 5-ton bridge cranes with 19' underhook **1 without hoist	
Available	January 2026	



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For Sale



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*Lead Broker

*(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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