



24521 Township Road, Nisku

4,500 SF NISKU BAY



PROPERTY DETAILS

Address:	24521 Township Road 510, Nisku
Legal:	Lot 5, Block 1, Plan 0622076
Zoning:	IND - Industrial
Total Size:	4,500 SF (+/-)
Lease Rate:	\$16.00 / SF
Op Costs:	\$4.00 / SF
Available:	Immediately



PROPERTY HIGHLIGHTS

- Prime location near Nisku Industrial Park, ideal for a diverse range of occupants
- 1 x 5 Ton Crane available
- 1 x 8' x 10' Dock Loading Door
- Immediate hwy 625 and Highway 2 (QEII) provides seamless routes for trucking, distribution, and regional access
- Only a short drive to EIA.



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24521 Township Road, Nisku

Property features:



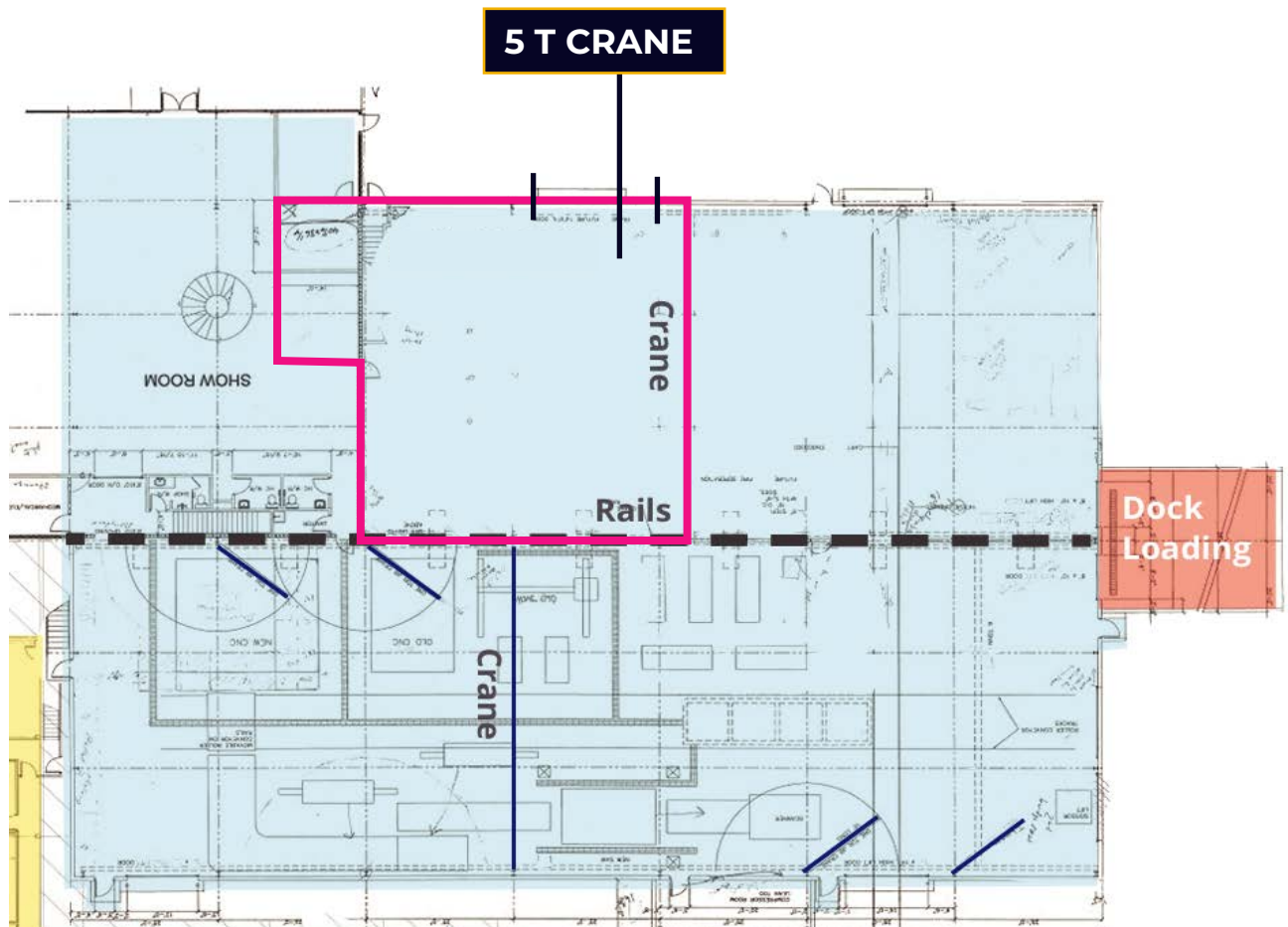
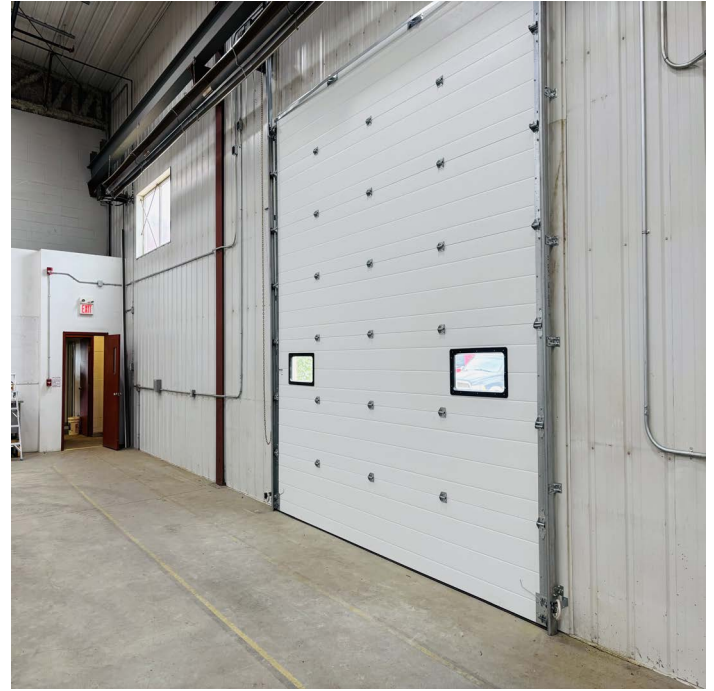
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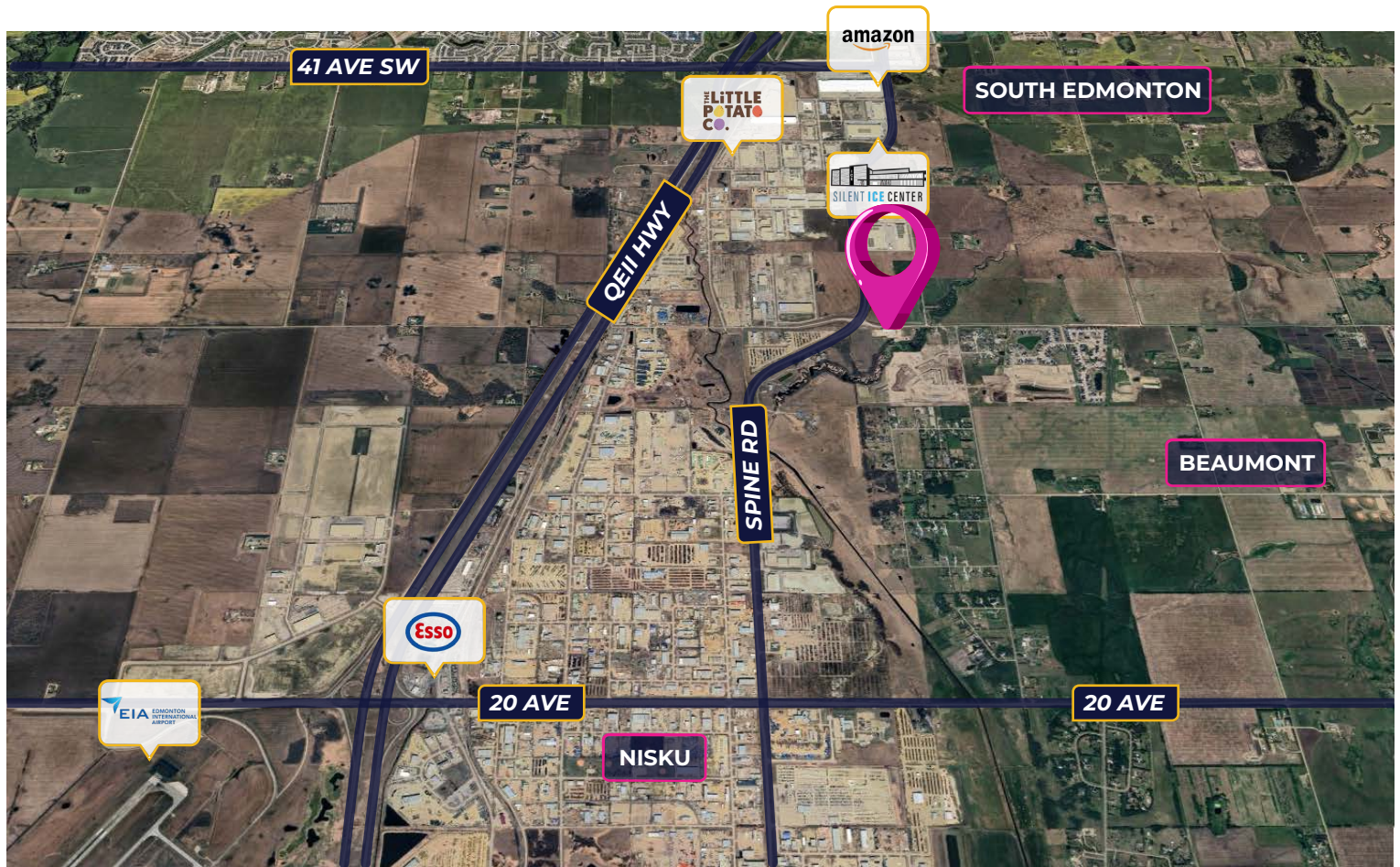


CRANE



YARD





**PROPERTY
DETAILS**

Ceiling Height:	24'
Loading:	1 x 8' x 10' Dock Loading Door
Power:	200 Amps. (277/480 volt), 3 phase TBC
Sprinklers:	Yes
Cranes:	1 x 5 Ton Crane
Lighting:	LED



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