

FOR LEASE

NISKU INDUSTRIAL LAND

NAI Commercial



604 & 606 - 17 AVENUE | NISKU, AB | INDUSTRIAL LAND

PROPERTY HIGHLIGHTS

- 8.44 acre± industrial yard available for lease
- Site can be demised to 4.33 acres (Lot 1) or 4.11 acres (Lot 16)
- Fully fenced with three gated access points
- Lot 1 has a 10,000 sq.ft.± cold storage pre eng structure with 600 amps of power (TBC), structure can be included or removed from site if required
- Landlord would consider build to suit options
- Excellent location just off 17th Avenue with easy access to Highway 625, Sparrow Drive, and the Edmonton International Airport

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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 7520436; Block 5; Lot 16 Plan 3992TR; Block 5; Lot 1
BUILDING SIZE	Lot 1: 4.33 acres± <u>Lot 16: 4.11 acres±</u> Total : 8.44 acres±
ZONING	IND - Industrial Zoning
AVAILABLE	Immediately
POWER	600 amp (TBC)
NET LEASE RATE	\$1.00 per sq.ft. per annum Starting at \$0.70/sq.ft./annum (\$2,541/acre/month)
OPERATING COSTS	\$0.15/sq.ft./annum (2026) includes property tax and insurance
LEASE TERM	3 - 10 years
ADDITIONAL NOTES	10,000 sq.ft. cold storage structure onsite. Structure is energized with three 12'x12' Grade loading doors and 13 ft. clear ceilings

