

**FOR LEASE**

**NISKU OFFICE/WAREHOUSE**

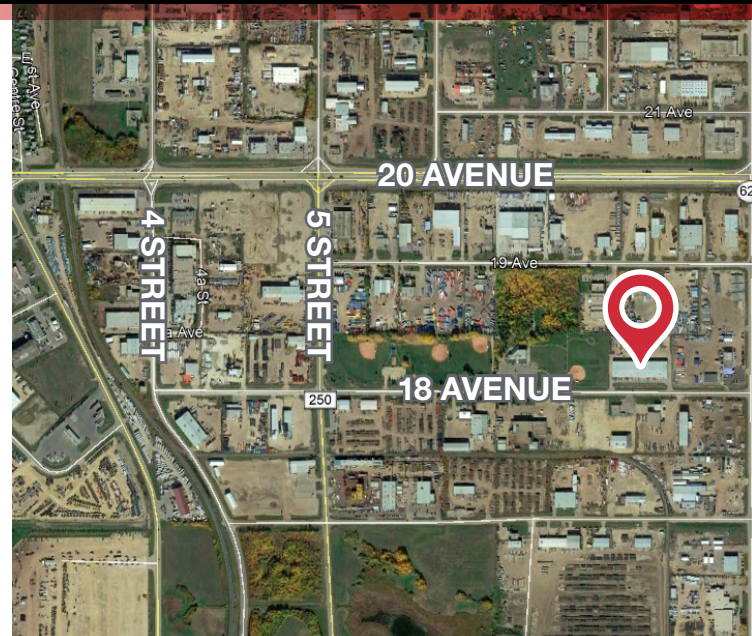
**NAI Commercial**



**UNIT 5, 702 - 18 AVENUE | NISKU, AB | OFFICE/WAREHOUSE**

**PROPERTY DESCRIPTION**

- 3,186 sq.ft. available for lease
- Double row parking on site
- IND Industrial zoning
- Easy access to Airport Road, Highway 2, and Highway 625



**DREW JOSLIN**

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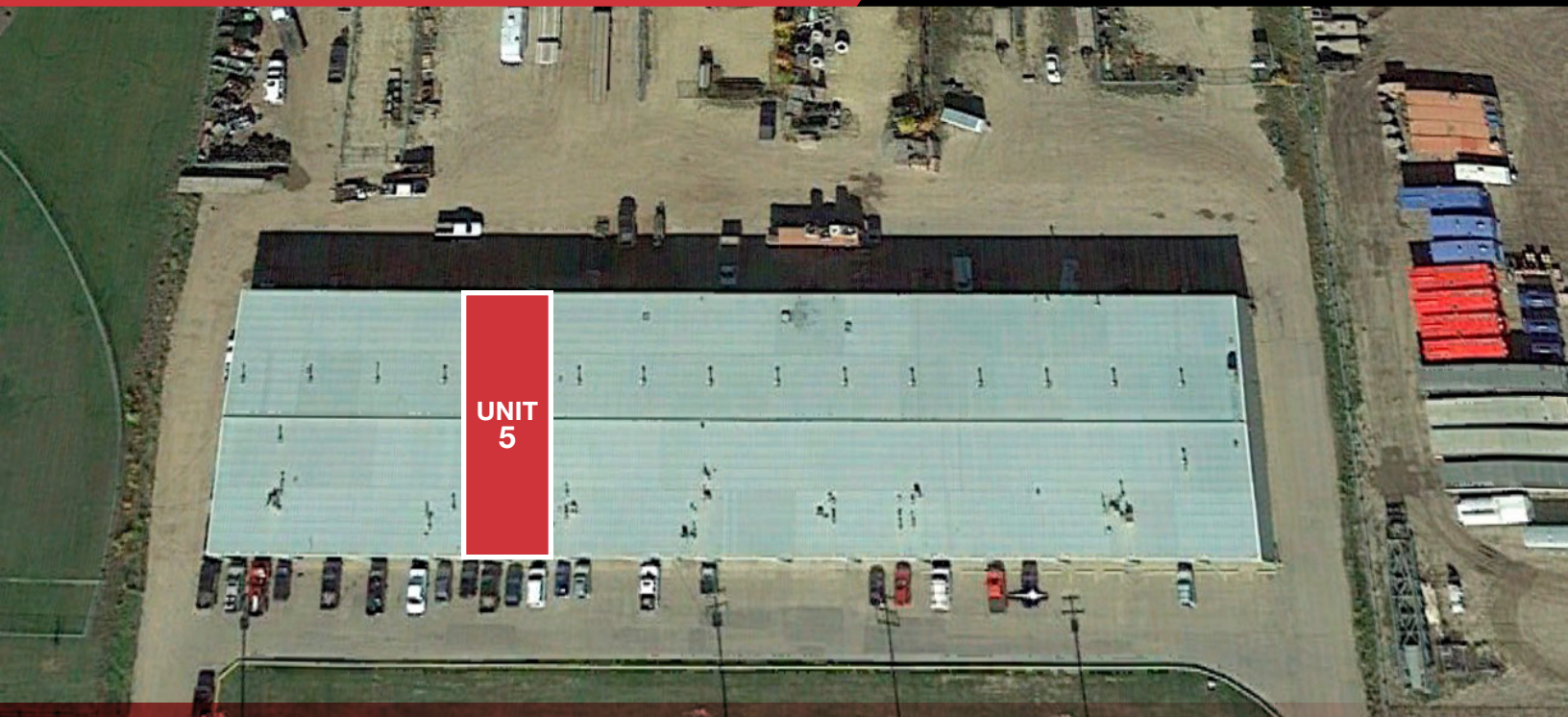
NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



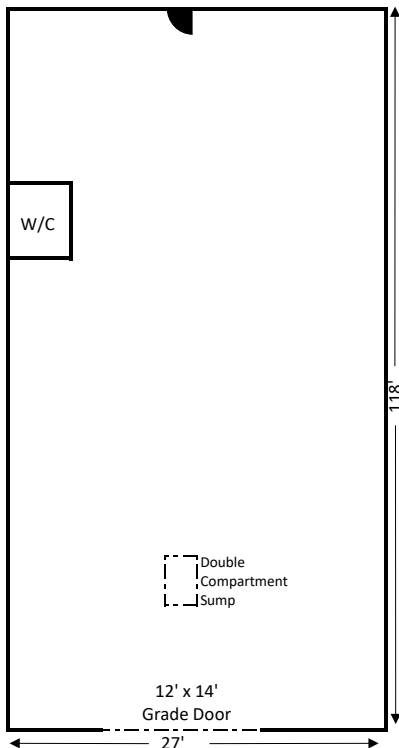
780 436 7410



NAIEDMONTON.COM



**UNIT 5 FLOOR PLAN**



**UNIT 5**

SIZE AVAILABLE	3,186 sq.ft.±
LEGAL DESCRIPTION	Plan 7520436 Block 3 Lot 10
AVAILABLE	Immediately
NET LEASE RATE	\$9.00/sq.ft./annum
OPERATING COSTS	\$2.75/sq.ft./annum (2024 estimate includes Property Taxes, Building Insurance, CAM, and Management fees)
CEILING HEIGHT	18' clear
LOADING	12'x14' grade loading door
POWER	100 amp, 3 phase (TBC)
DRAINAGE	Sump
LIGHTING	T5H0 Lighting
NOTES	Shell space ready for Tenant improvements

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