

# FOR LEASE

**NAI**Commercial

OFFICE WAREHOUSE 15,834-32,636 SF±  
WITH CRANES AND YARD



**1101 - 16 AVENUE | NISKU, AB | CRANES & YARD**

## PROPERTY HIGHLIGHTS

- 15,834 sq.ft.± to 32,636 sq.ft.± office/warehouse available for lease on 2.18 acres±
- Multiple 10 ton cranes
- Improved and fenced yard
- 18'x18' grade loading bays with make up air, sumps, wash bay and heavy power
- Easy access to high load corridor, Highway 625, and QEII Highway

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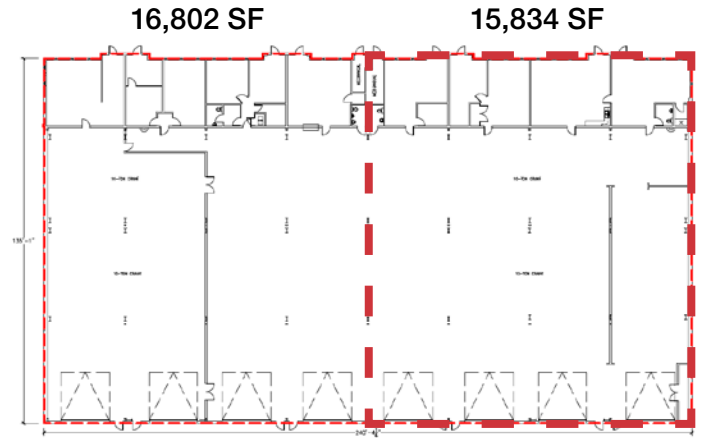
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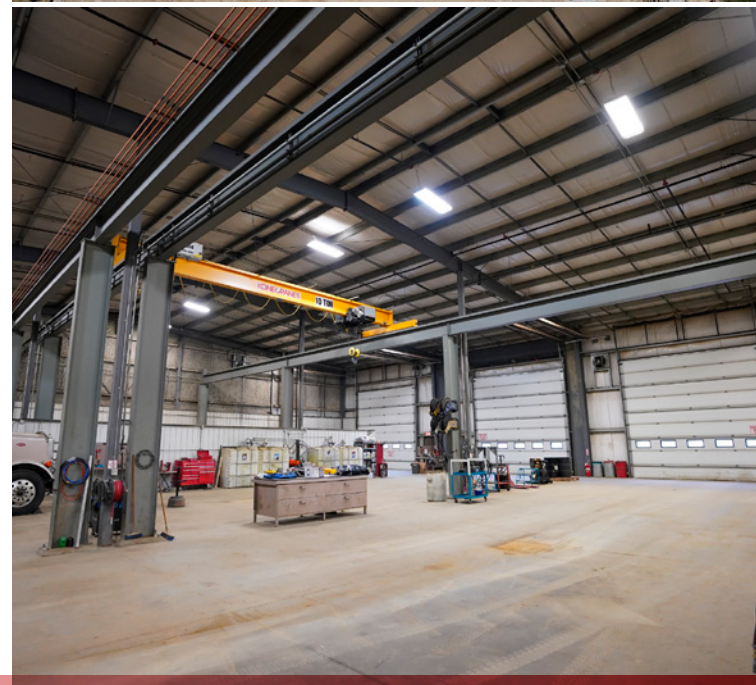
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**BUILDING A INFORMATION**

LEGAL DESCRIPTION	Plan 0620522; Block 4: Lot 5
SITE	2.18 acres± exclusive use (Total site 4.37 acres±)
BUILDING SIZE	15,834 to 32,636 sq.ft.±
CEILING HEIGHT	25'
UNDERHOOK	17'
CRANES	(4) 10 ton cranes
LIGHTING	T5HO & LED lighting
HEATING	Radiant
DRAINAGE	1 wash bay with trench drain
SHOP AND OFFICE	12,744 - 26,356 sq.ft.± shop 3,090 - 6,240 sq.ft.± office
ADDITIONAL	Male and female locker rooms
YARD	Fully fenced and gated
SUMPS	Dual compartment sumps and trench drains
LOADING	(8) 18x18' grade
POWER	1200 amp, 600 volt, 3 phase (TBC) Additional power may be available
LEASE RATE	\$14.00/sq.ft./annum
OPERATING COSTS	\$3.40/sq.ft./annum (2024) includes property taxes, building insurance, common area maintenance and management fees
CAN BE INCLUDED	<ul style="list-style-type: none"> <li>• Pressure washer</li> <li>• Compressed air</li> <li>• Hotsy</li> <li>• Office furniture</li> </ul>



**TOTAL: 32,636 SF±**

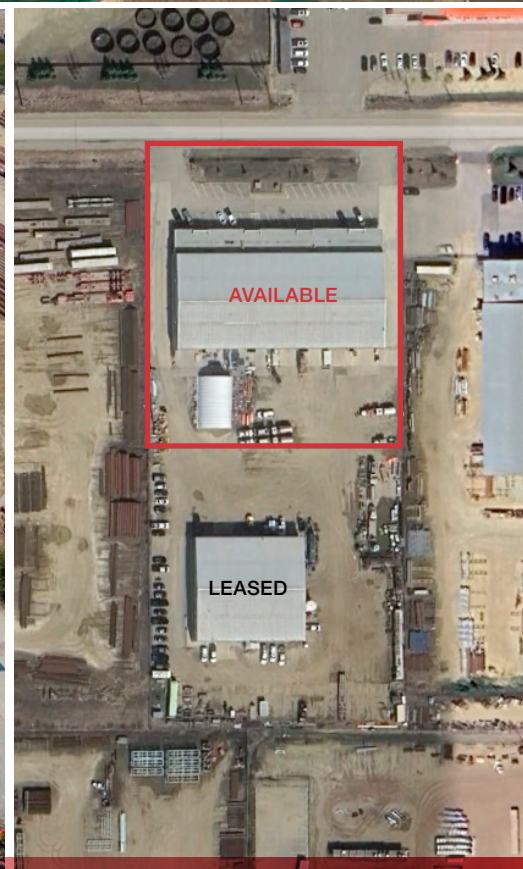
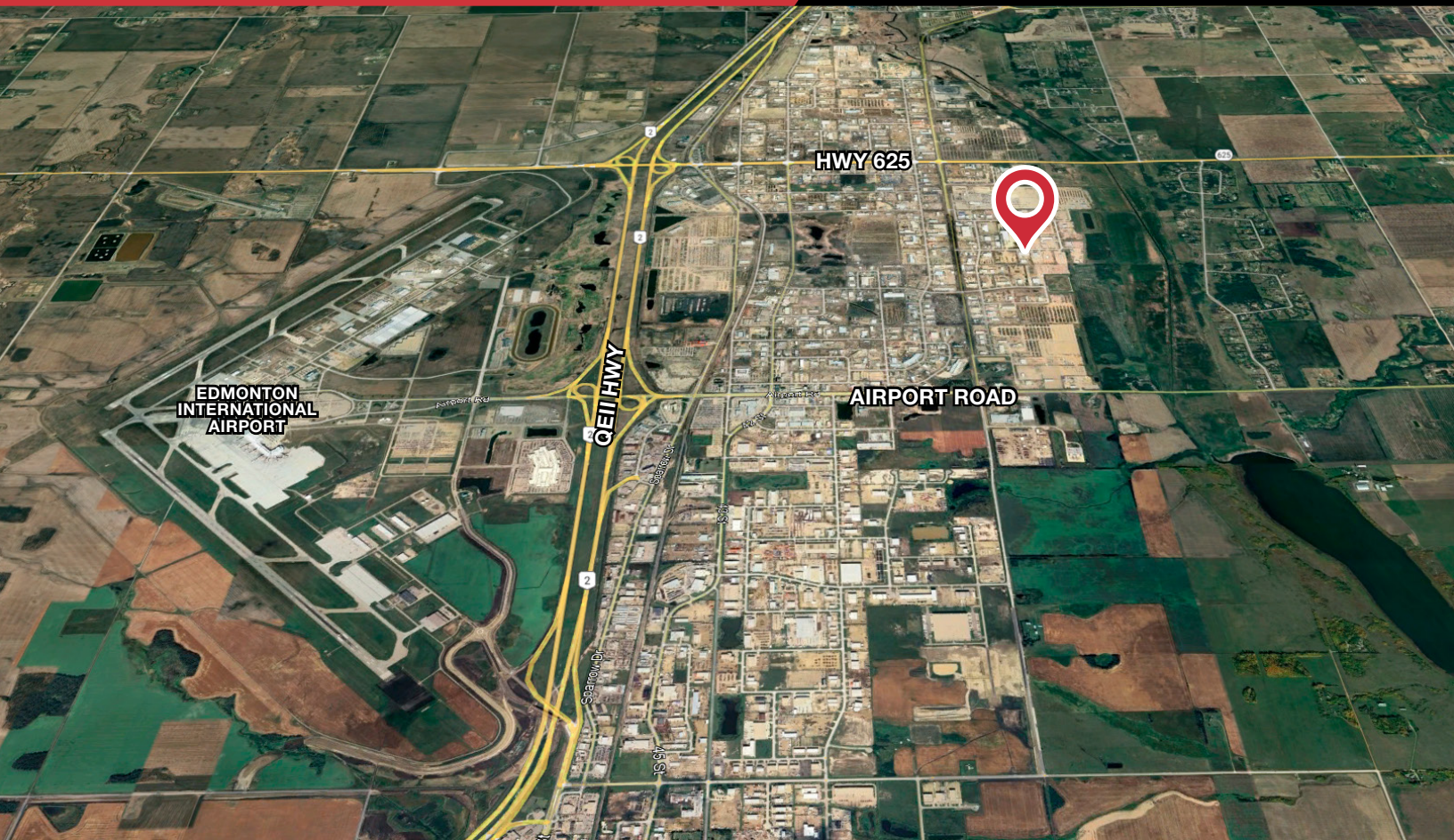


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