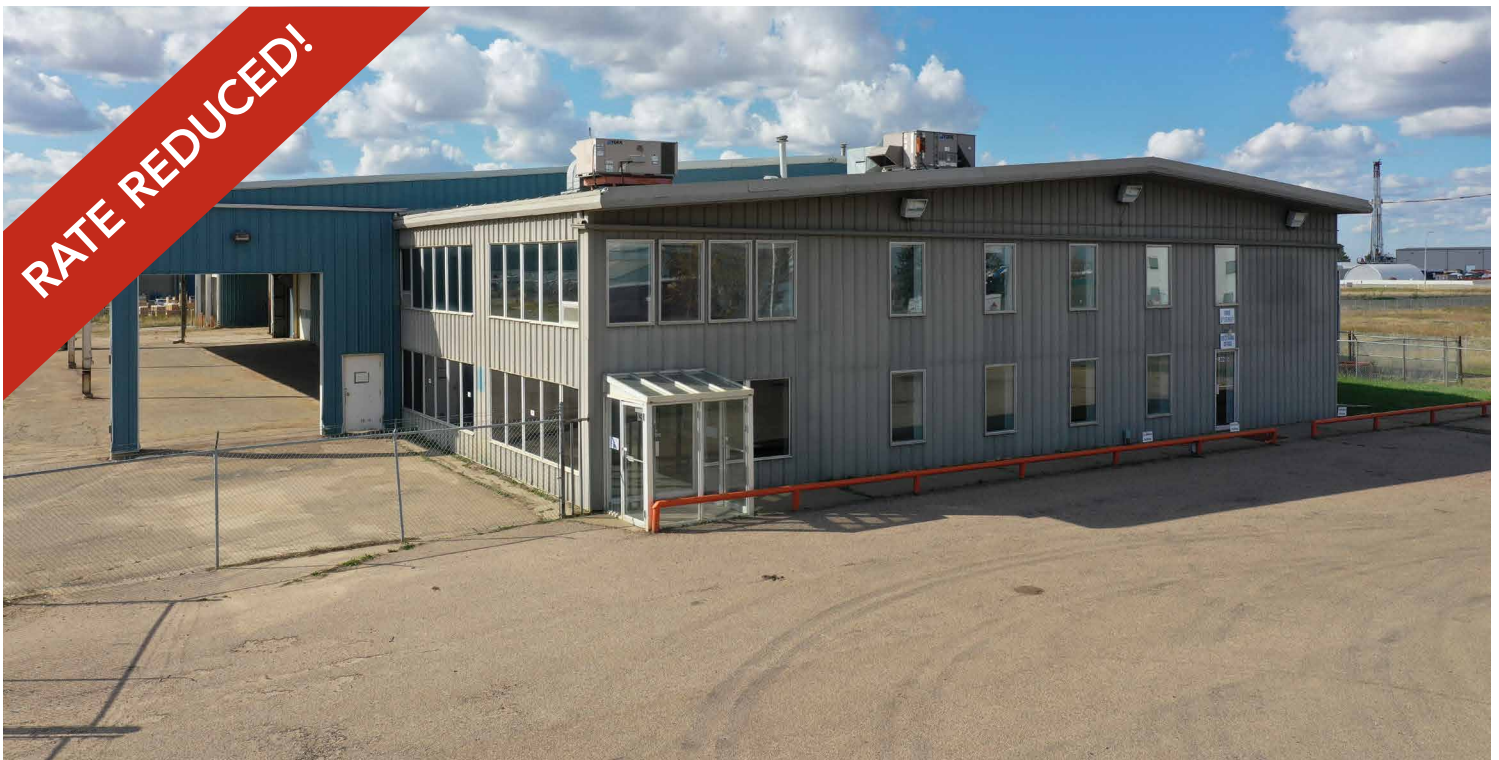


FOR LEASE

NISKU INDUSTRIAL BUILDING W/ CRANE

1806 5 Street, Nisku, AB



HIGHLIGHTS

- 24,201 sq ft (+/-) on 6 acres (+/-)
- 6,314 sq ft (+/-) office build out
- (1) 5-ton overhead crane
- Large yard is fully fenced, gated and graveled
- Prime location in the heart of Nisku Business Park
- Excellent access to the QE II Highway, Airport Road, Spine Road and the Edmonton International Airport
- Positioned to serve a wide array of users

CONTACT

TYLER WEIMAN

Associate

T 780.423.7578 C 780.995.0028

tyler@royalparkrealty.com



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REALTY™

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6940 - 76 Avenue NW Edmonton, AB T6B 2R2

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PROPERTY DETAILS

MUNICIPAL ADDRESS	1806 5 Street, Nisku, AB
LEGAL DESCRIPTION	Plan: 3992TR; Block: 1; Lot: C Plan: 3992TR; Block: 1; Lot: 3 Plan: 3992TR; Block: 1; Lot: 4
ZONING	IND (Industrial)
MAIN FLOOR OFFICE	3,157 sq ft (+/-)
SECOND FLOOR OFFICE	3,157 sq ft (+/-)
SHOP/WAREHOUSE	11,869 sq ft (+/-)
LUNCHROOM/WASHROOMS	2,200 sq ft (+/-)
DRIVE-THRU BAYS	(2) 1,909 sq ft (+/-)
TOTAL	24,201 sq ft (+/-)
SITE SIZE	6 Acres (+/-)
DOORS	(1) 18' x 20' grade (5) 16' x 16' grade (1) 14' x 16' grade (1) 12' x 12' grade
COVERED BREEZE WAY	(1) 18' x 20' grade (1) 16' x 18' grade (1) 14' x 16' grade (1) 14' x 14' grade
PAINT BOOTH BAYS	(2) 18' x 16' drive-thru
CRANE	(1) 5 ton overhead
CEILING HEIGHT	20'
POWER	400 Amp, 600 Volt, 3 Phase (TBC)
HEATING	Forced air with A/C
SUMPS	(2) Trench sump
LIGHTING	T5 and metal halide



FINANCIALS

LEASE RATE	\$12.50/sq ft \$11.50/sq ft
OPERATING COSTS	\$3.75/sq ft

ADDITIONAL INFORMATION

- 840 sq ft (+/-) mezzanine in shop
- Improvements (LED lights in shop, power panels for easier recognized controls)
- Ceiling fans in warehouse/shop and exterior breeze way

ABOUT THE AREA

Join neighbours such as:

- John Deere
- Oil River Equipment
- Campbell Oil Field Rentals
- Lafarge
- Command Energy Rentals
- Prime Boiler Services
- Ascent Transport
- Ensign Energy Services

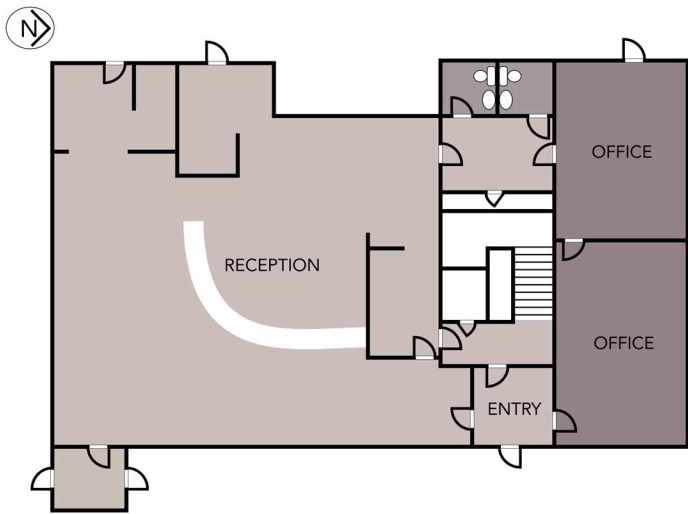


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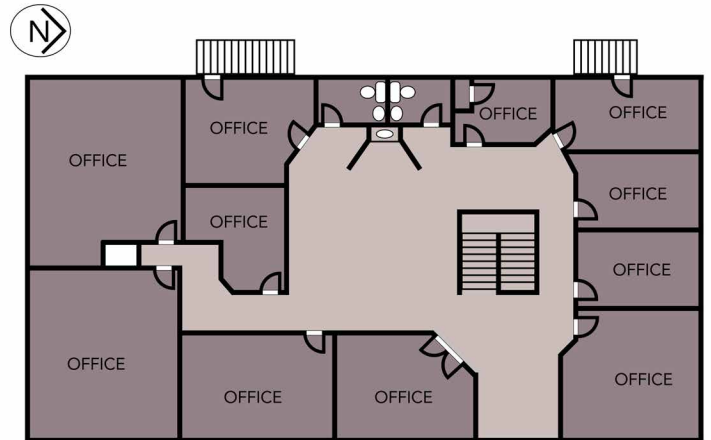
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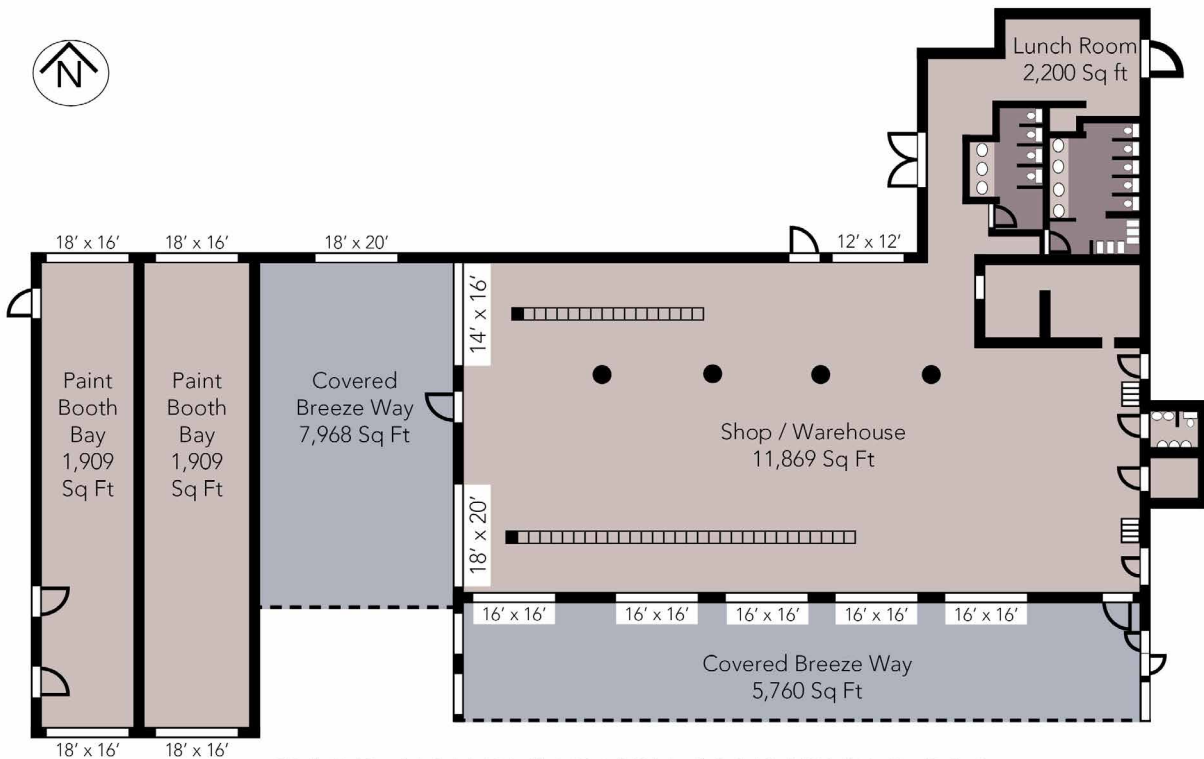
FLOOR PLANS



MAIN FLOOR
3,157 SQ FT



SECOND FLOOR
3,157 SQ FT



SHOP / WAREHOUSE / LUNCHROOM
14,069 SQ FT



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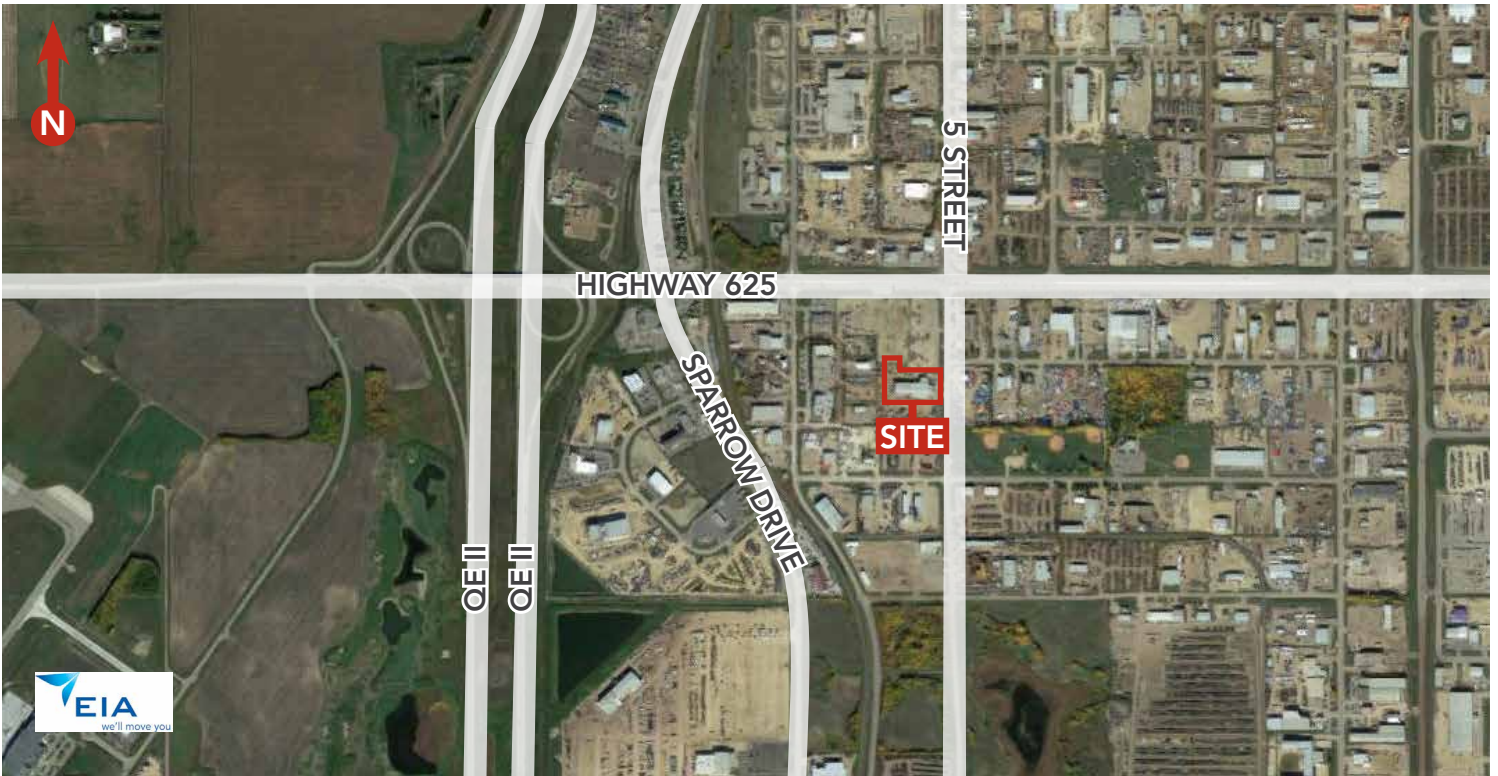
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PICTURES



PROPERTY LOCATION

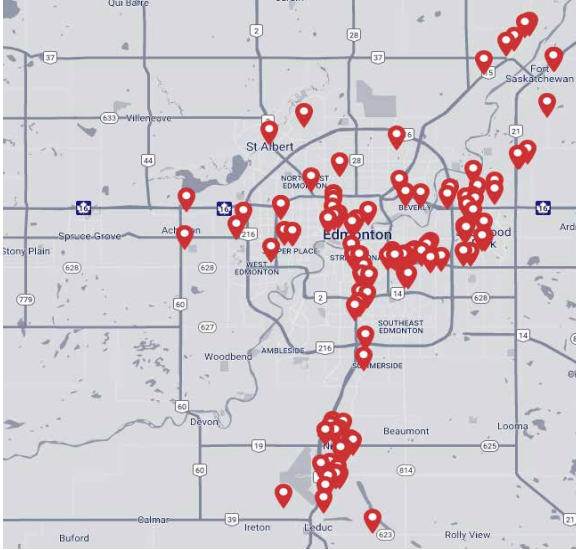


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ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 17 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

TYLER WEIMAN Associate - BIO



Managing purchase, sales, leasing and investment transactions, Tyler finds the most suitable commercial property for the best price possible.

Tyler's local expertise and global network are invaluable, together with his ability to provide information quickly and accurately. His capacity to deliver clever strategies and solutions that overcome obstacles saves clients time and money.

Tyler's 14-year career playing professional hockey led to extended travels in North America, Europe, and Asia. This immersion in different cultures and locales has expanded his knowledge, personal growth, and relationships. His high level of professionalism, dedication to excellence and attention to detail is top priority to his clients while helping them reach their own unique goals.

Tyler enjoys giving back to the community and has volunteered with many charitable events, programs, and foundations. Tyler and his wife are raising their three daughters in the Edmonton area. He appreciates traveling, learning about new cultures and lifestyles, all sports, photography and spending time with family and friends.



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