

NISKA

INDUSTRIAL PARK



**UP TO
28,890 SF
AVAILABLE**

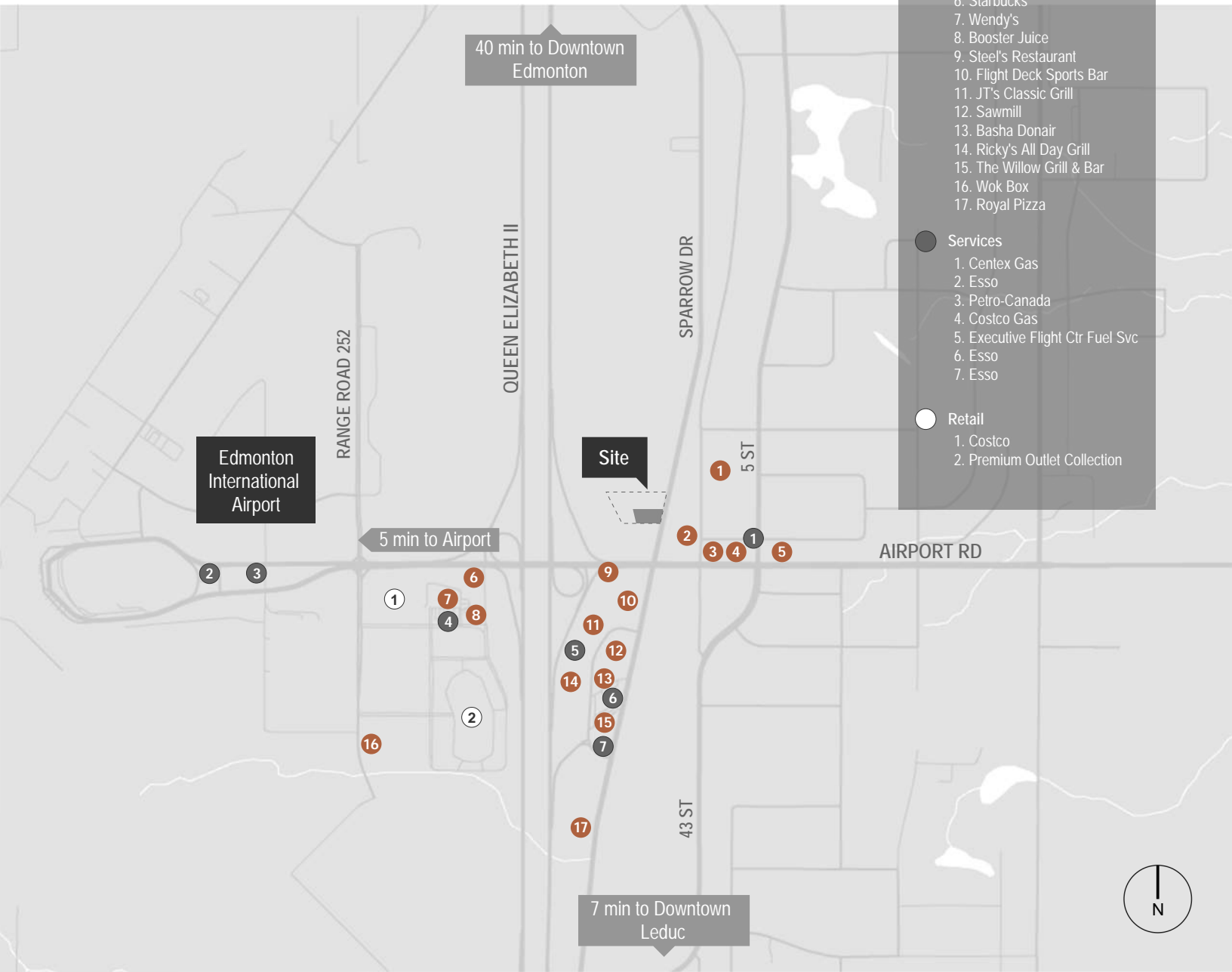
**FLEXIBLE
DEMISING
OPTIONS**

**24' CLEAR
HEIGHT**

LOCATION

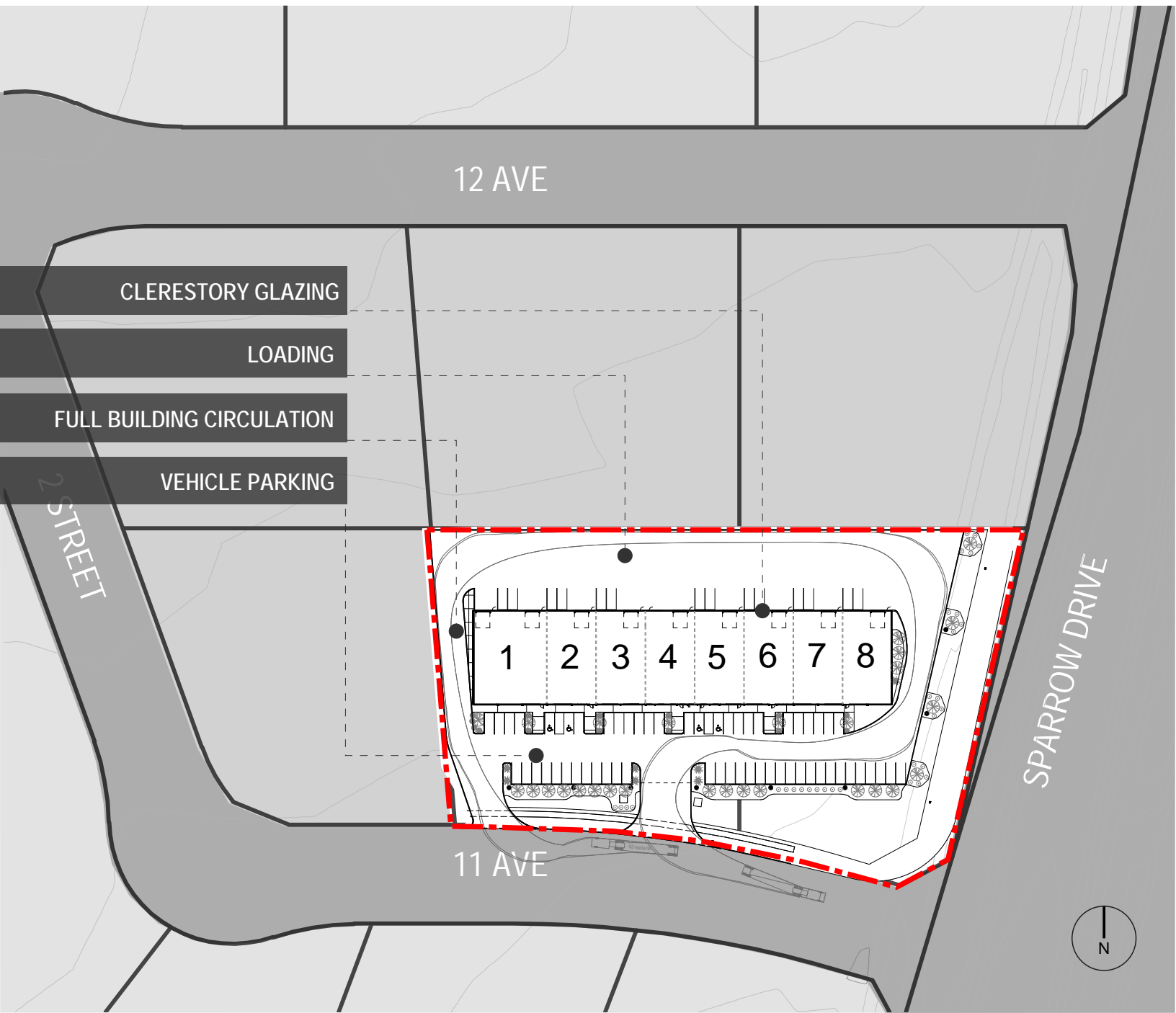
The Hamlet of Nisku is located directly north of Leduc and approximately 40 minutes from the downtown core of Edmonton, AB. The industrial park is one of the largest industrial/business parks in Western Canada, and has become an important service area for the Edmonton region.

Niska Industrial Park is strategically located along the west side of Sparrow Drive and just north of Airport Road, giving it optimal access off two major thoroughfares. The site is also adjacent to the QE II, a major highway that connects a number of cities across Alberta.

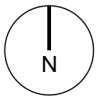
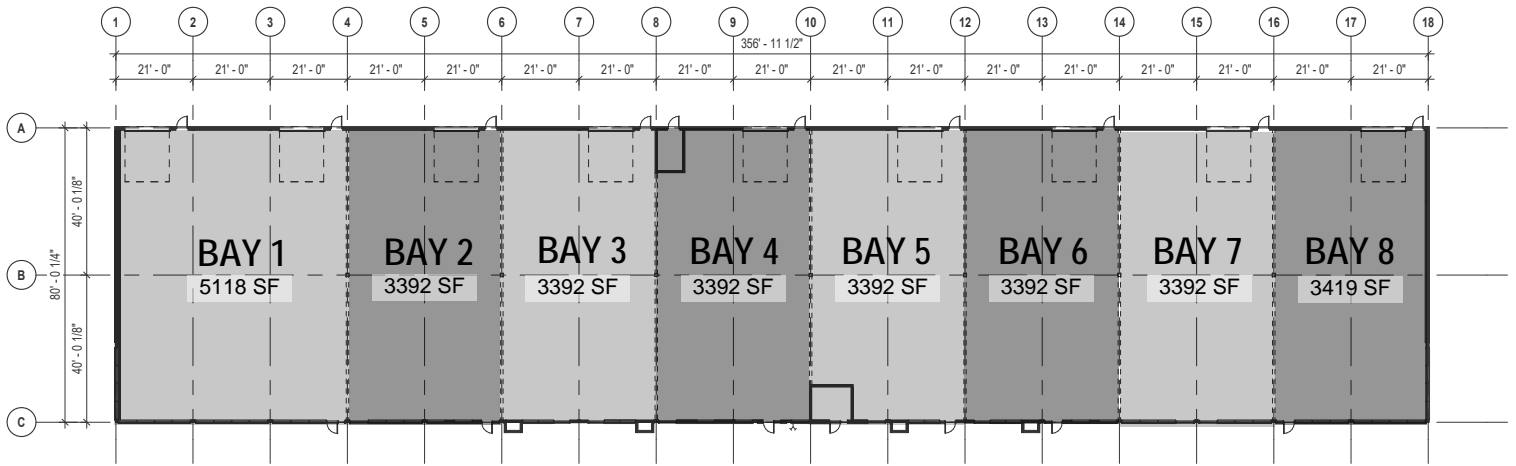


SITE PLAN

Vehicular access is provided around the entire building to allow for ease and flexibility, and has been designed to accommodate up to a 53' trailer. Every bay has access to one overhead door with the exception of Bay 1 which sits at 63' wide, giving it two overhead doors.



HIGHLIGHTS

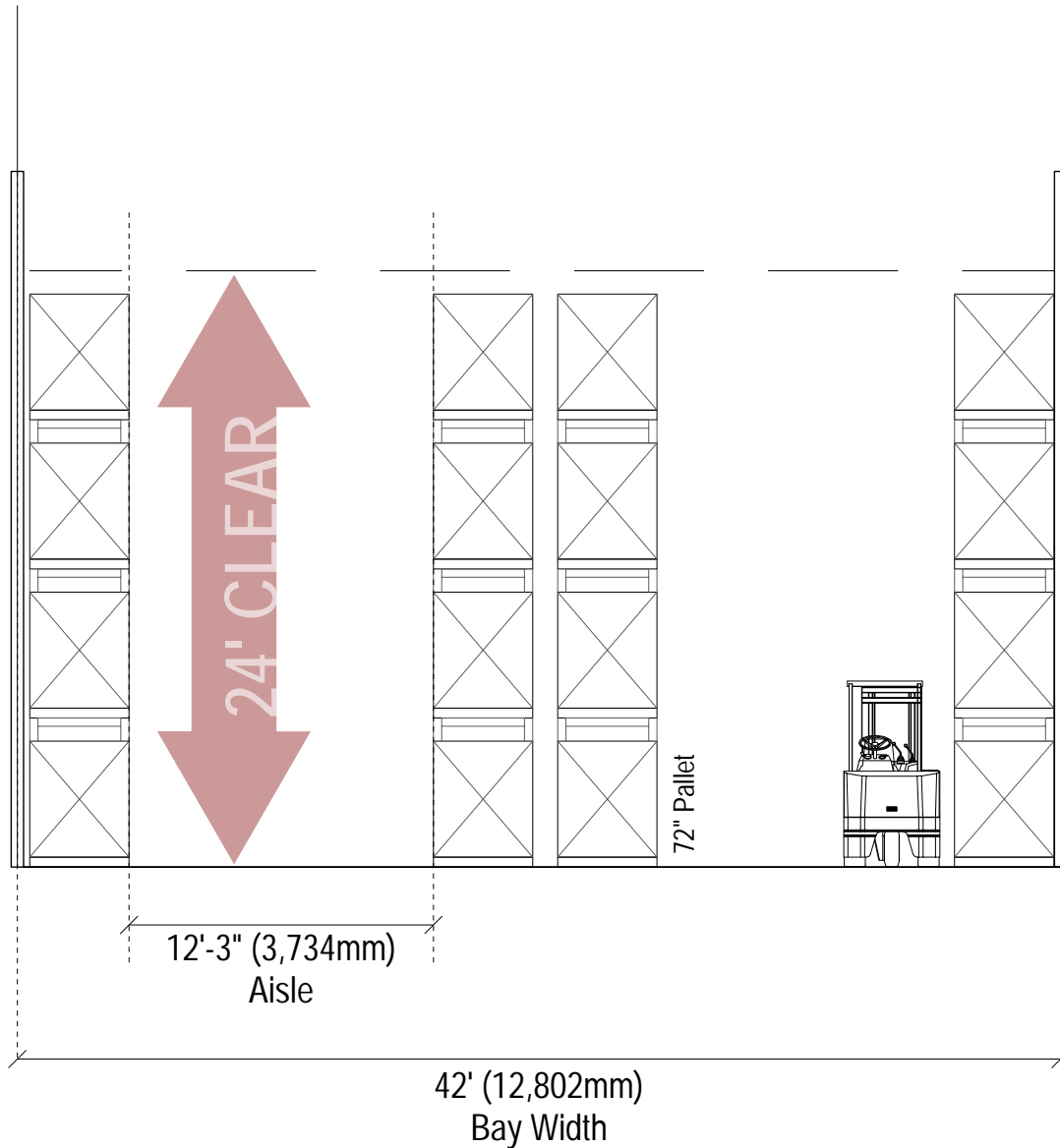


BUILDING INFORMATION

BUILDING SIZE	28,890 SF
ZONING	CS - Service Commercial District
POWER	600A. 347/600V
BUILDING DEPTH	80'
CLEAR HEIGHT	24'
COLUMN SPACING	40'x42' / 40'x63'
GRADE LOADING	Nine (9) 12'W x 16'H
FLOOR SLAB	8"
LIGHTING	LED
SPRINKLERS	ESFR
HEATING	Gas-fired unit heaters
PARKING	74 Stalls
MARKET ASKING RATE	\$25/SF
TENANT IMPROVEMENT	TBD
OPERATING COSTS	TBD

PALLET CAPACITY BY CLEAR HEIGHT

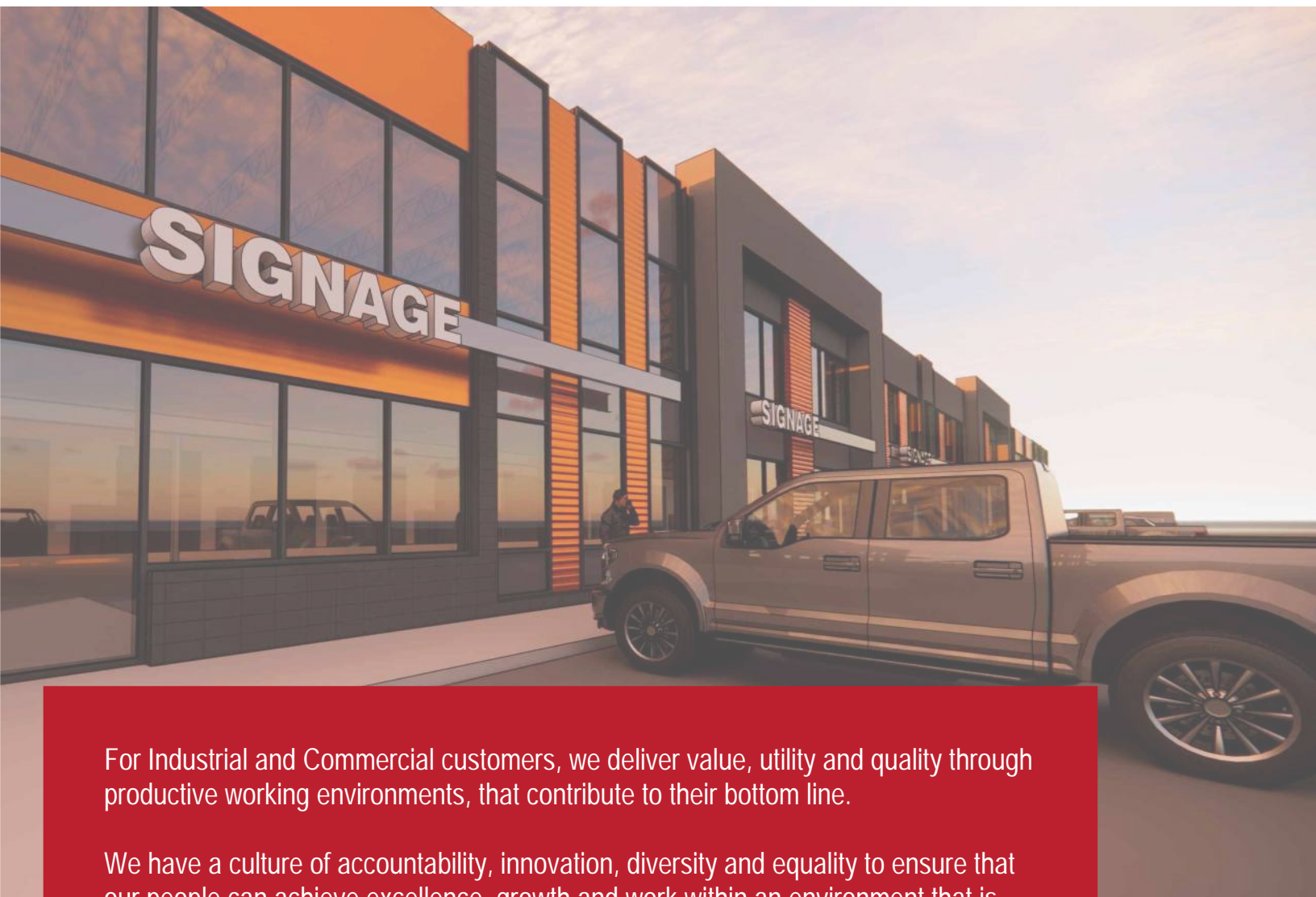
The warehouse is designed with 42' wide bays and a clear height of 24', allowing for four 72" pallets per rack. The 42' wide bay provides aisles just over 12', giving maximum flexibility for forklift sizes depending on the occupants use and desires.



PROJECT TEAM

For more information on current and upcoming opportunities, please contact:

CRAIG SHEIN | 587-894-7547



For Industrial and Commercial customers, we deliver value, utility and quality through productive working environments, that contribute to their bottom line.

We have a culture of accountability, innovation, diversity and equality to ensure that our people can achieve excellence, growth and work within an environment that is happy, healthy and safe.

Our people deliver a pleasant and personable experience of the highest level for all customers and suppliers.