



#13-15 1501 8 Street, Nisku

DRIVE-THRU BAY + YARD



PROPERTY DETAILS

Address:	#13-15, 1501 5 Street, Nisku
Legal:	Plan 7821344 Block 8 Lot 14
Zoning:	Industrial (IND)
Total Size:	3,120 SF (+/-)
Shop Size:	2,680 SF (+/-)
Office Size:	440 SF (+/-)
Utilities:	Tenant responsible for utilities
Lease Rate:	\$15.50 /SF
Op Costs:	\$3.75 /SF (2026 estimate)
Available:	Immediately



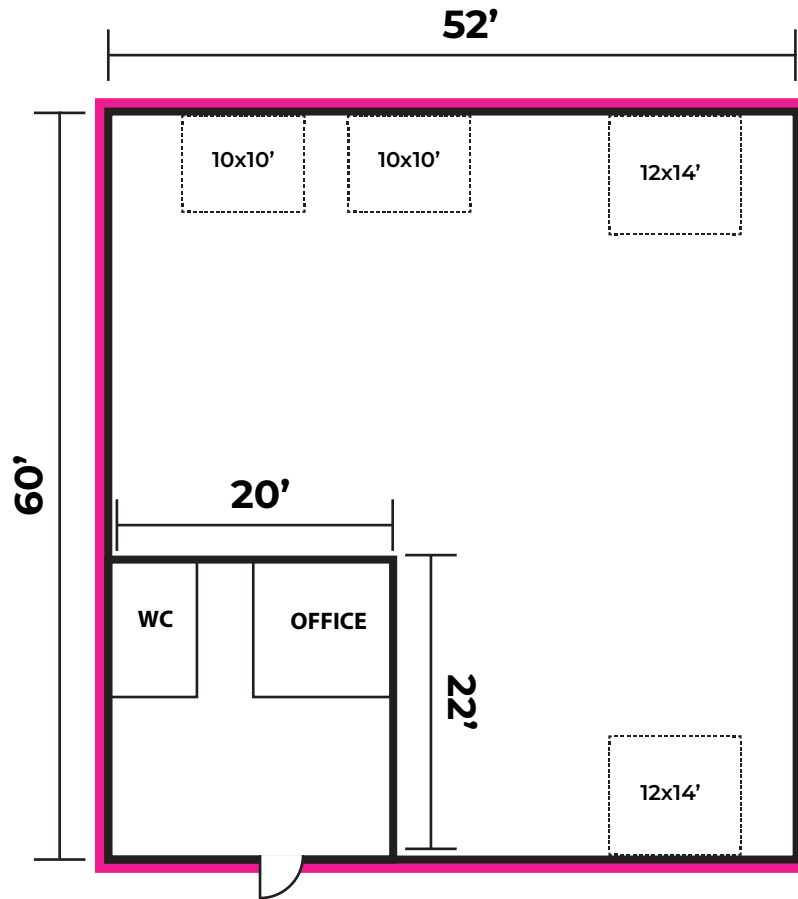
PROPERTY HIGHLIGHTS

- Functional warehouse/shop layout with office
- Grade Level loading at front and back of building
- One (1) drive-thru grade loading bay
- Flexible industrial zoning accommodating a wide range of industrial uses
- Excellent exposure and access to Highway 625, QEII Highway, Nisku Spine Road, and Edmonton International Airport



Jim McKinnon
 Broker / Partner
 780-719-8183
jim@aicrecommercial.com

Erin Oatway
 Partner / Associate
 780-218-7585
erin@aicrecommercial.com



PROPERTY DETAILS

Yard:	Designated area
Heat:	Efficient radiant tube heating
Power:	TBV
Loading:	2 x 12' x 14' grade (drive-thru) 2 x 10' x 10' grade loading doors
Clear Height:	15' 6"
Lighting:	Fluorescent & metal halide
Parking:	Scramble in front

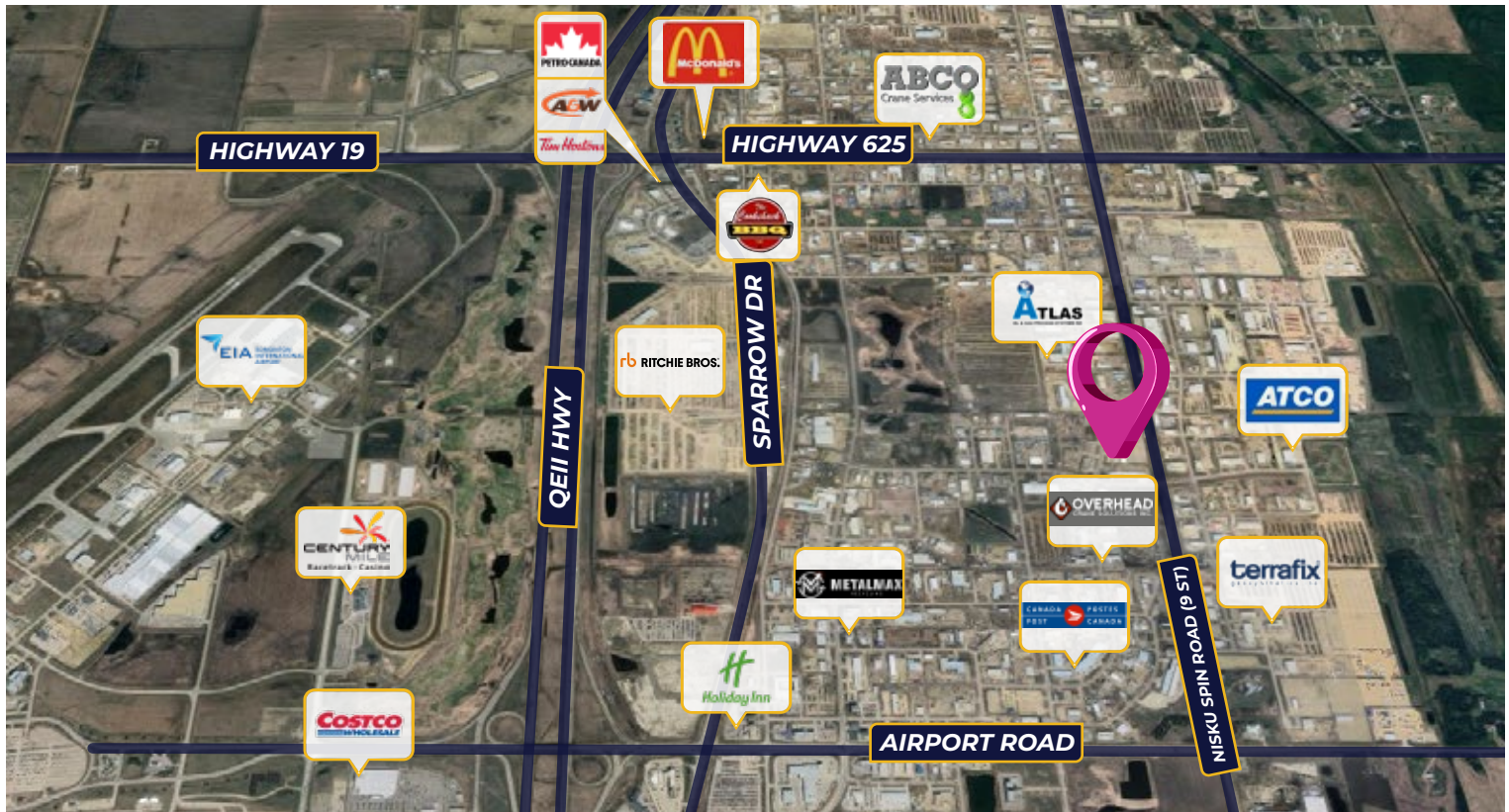


Disclaimer: This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise. Property details provided are for general informational purposes only and may be subject to change without notice. While efforts are made to ensure accuracy, all information—including features, power, dimensions, availability, and other details—should be independently verified. Prospective tenants or buyers are advised to confirm all details directly with the property owner, landlord, or authorized representative before making any decisions.



Property features:





NEIGHBORHOOD HIGHLIGHTS

- Excellent connectivity to major highways including Queen Elizabeth II Highway, Sparrow Drive, 43 Street and 65 Avenue
- Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont and Edmonton
- Surrounded by industrial services and support businesses
- Business-friendly setting with low taxes and strong infrastructure

Disclaimer: Property details provided are for general informational purposes only and may be subject to change without notice. While efforts are made to ensure accuracy, all information—including features, power, dimensions, availability, and other details—should be independently verified. Prospective tenants or buyers are advised to confirm all details directly with the property owner, landlord, or authorized representative before making any decisions.



Jim McKinnon
Broker / Partner
780-719-8183
jim@aicrecommercial.com

Erin Oatway
Partner / Associate
780-218-7585
erin@aicrecommercial.com