

FOR LEASE

NISKU OFFICE/WAREHOUSE BAY

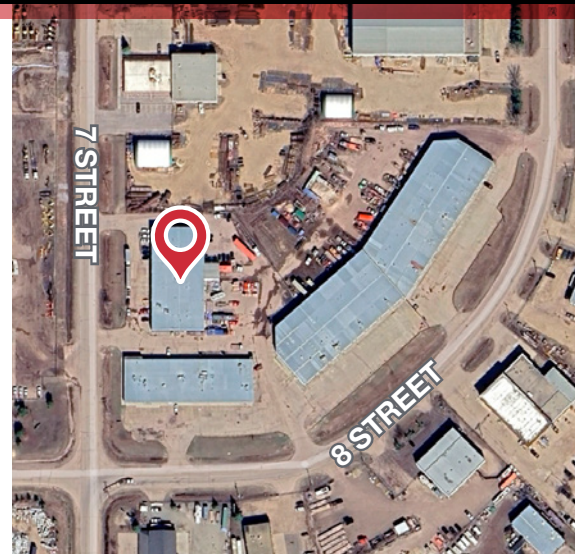
NAICommercial



1201 - 7 STREET | NISKU, AB | DOCK & GRADE LOADING

PROPERTY DESCRIPTION

- 8,400 sq.ft. – 19,600 sq.ft.± Office/Warehouse available for lease
- Double row parking on site
- IND - Industrial Zoning
- Easy access to Airport Road, Highway 2, and Highway 625



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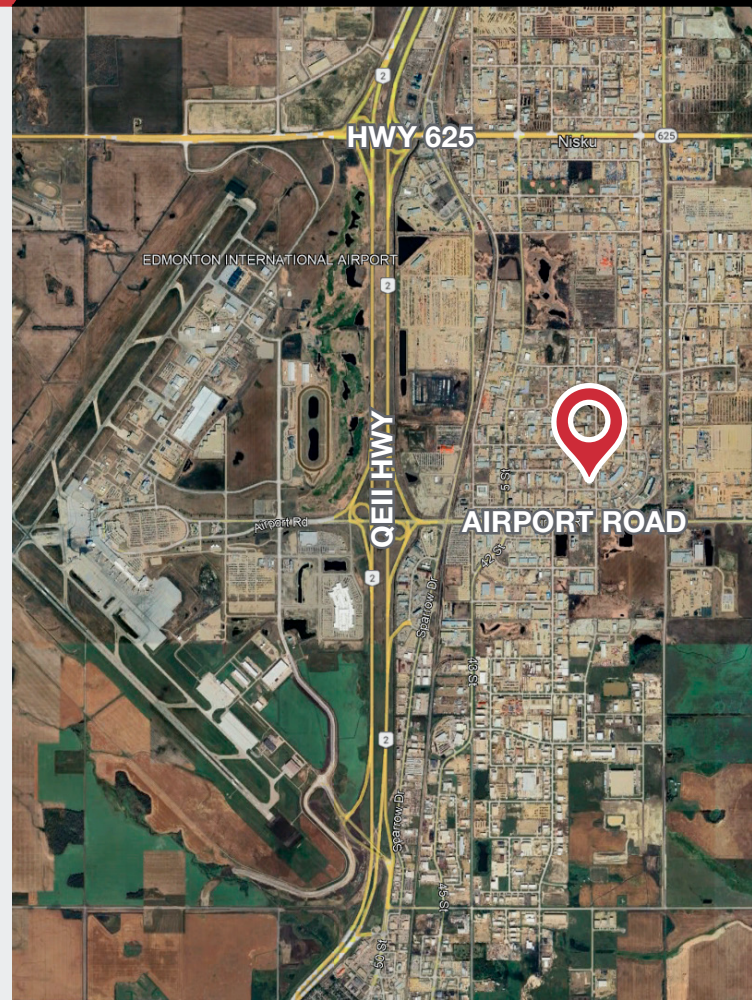


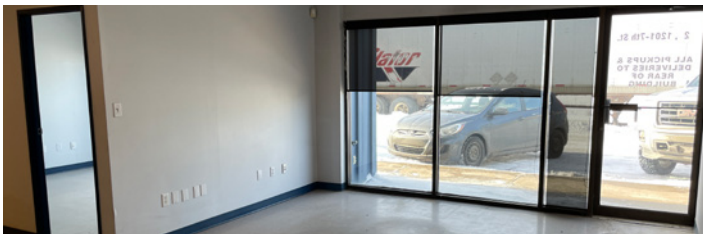
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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

ADDITIONAL INFORMATION

SIZE AVAILABLE	8,400 sq.ft. – 19,600 sq.ft. - Units 1-3: 8,400 sq.ft. - Units 4-6: 11,200 sq.ft. - Units 1-6: 19,600 sq.ft.
LEGAL DESCRIPTION	Plan 7821344 Block 12 Lot 14
YEAR BUILT	1990
NET LEASE RATE	\$9.50/sq.ft./annum
OPERATING COSTS	\$3.45 sq.ft./annum (2025 estimate) Includes property taxes, building insurance, common area maintenance and management fees
CEILING HEIGHT	19' clear
POWER	600 volt, Amps TBC
LIGHTING	T5HO
PARKING	Double row parking on site
DRAINAGE	2 stage sump



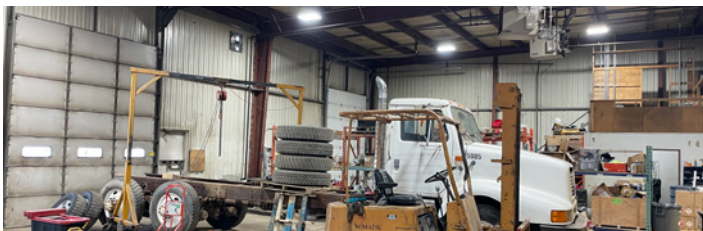
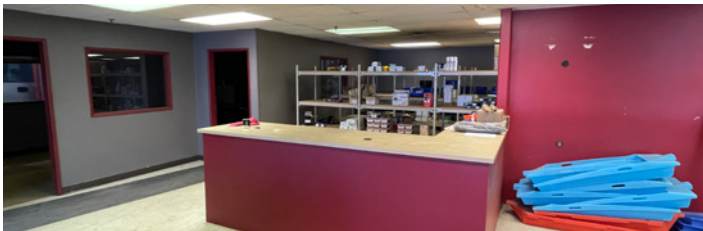
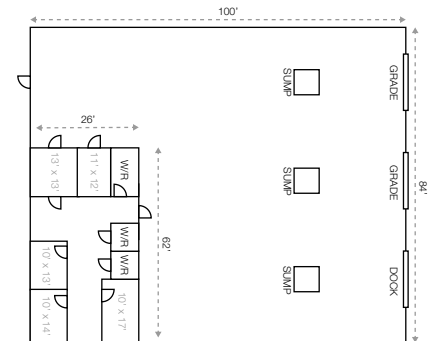
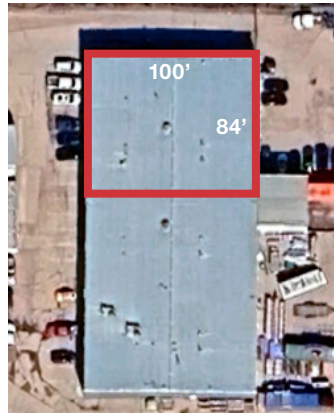


UNITS 1-3

SIZE 8,400 sq.ft.±

LOADING (2) 12' x 14' Grade Doors; (1) 8' x 8' Dock Door

AVAILABLE March 1, 2026

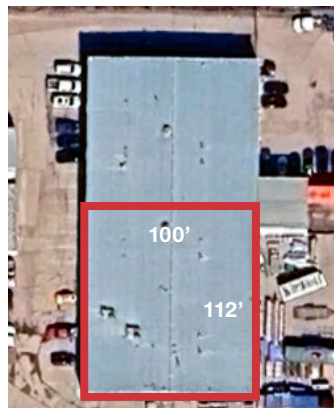


UNITS 4-6

SIZE 11,200 sq.ft.±

LOADING 3) 12' x 14' Grade doors; (1) 8' x 8' Dock door

AVAILABLE March 1, 2026



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