

FOR LEASE

NAI Commercial

**OFFICE WAREHOUSE 16,802 SF±
WITH CRANES AND YARD**



**FULL FEES
TO OUTSIDE AGENTS**

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

PROPERTY HIGHLIGHTS

- 16,802 sq.ft.± office/warehouse available for lease on 1.2 acres±
- Two 10 ton bridge cranes
- Improved and fenced yard
- 18'x18' grade loading bays with make up air and sumps
- Easy access to high load corridor, Highway 625, and QEll Highway

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NAI COMMERCIAL REAL ESTATE INC.
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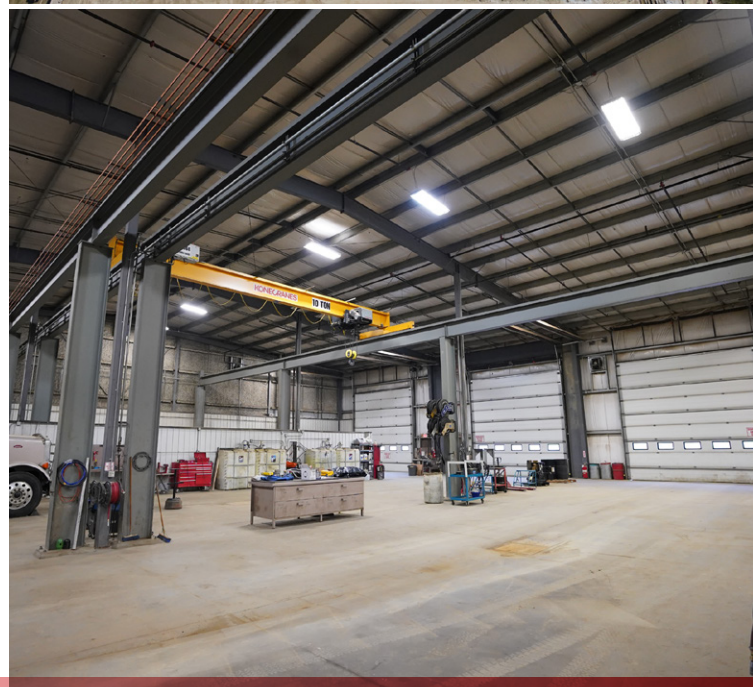
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BUILDING A INFORMATION

LEGAL DESCRIPTION	Plan 0620522; Block 4: Lot 5
SITE	1.2 acres± (Total site 4.37 acres±)
BUILDING SIZE	16,802 sq.ft.±
CEILING HEIGHT	25'
UNDERHOOK	17'
CRANES	(2) 10 ton cranes
LIGHTING	T5HO & LED lighting
HEATING	Radiant
SHOP AND OFFICE	13,652 sq.ft.± shop 3,150 sq.ft.± office
ADDITIONAL	Male and female locker rooms
YARD	Fully fenced and gated
SUMPS	Dual compartment sumps
LOADING	(4) 18x18' grade
POWER	800 amp, 600 volt, 3 phase (TBC) Additional power may be available
LEASE RATE	\$14.00/sq.ft./annum
OPERATING COSTS	\$3.58/sq.ft./annum (2026) includes property taxes, building insurance, common area maintenance and management fees
AVAILABLE	September 1, 2026

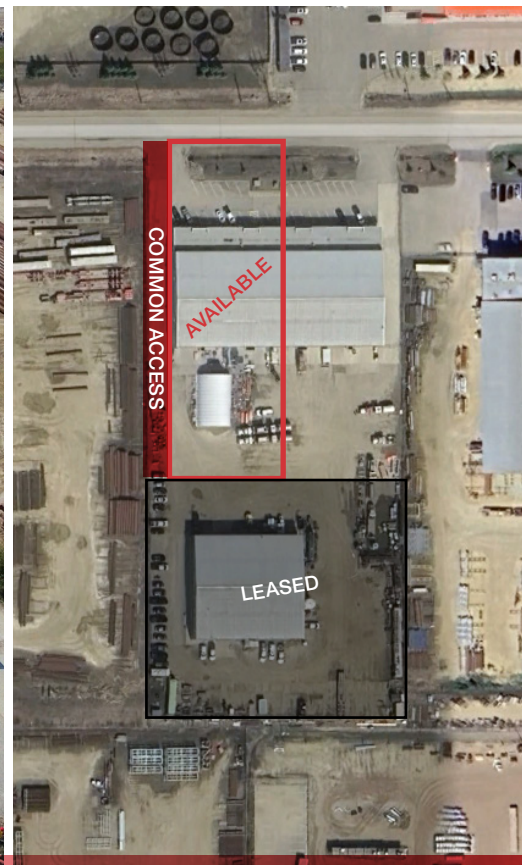
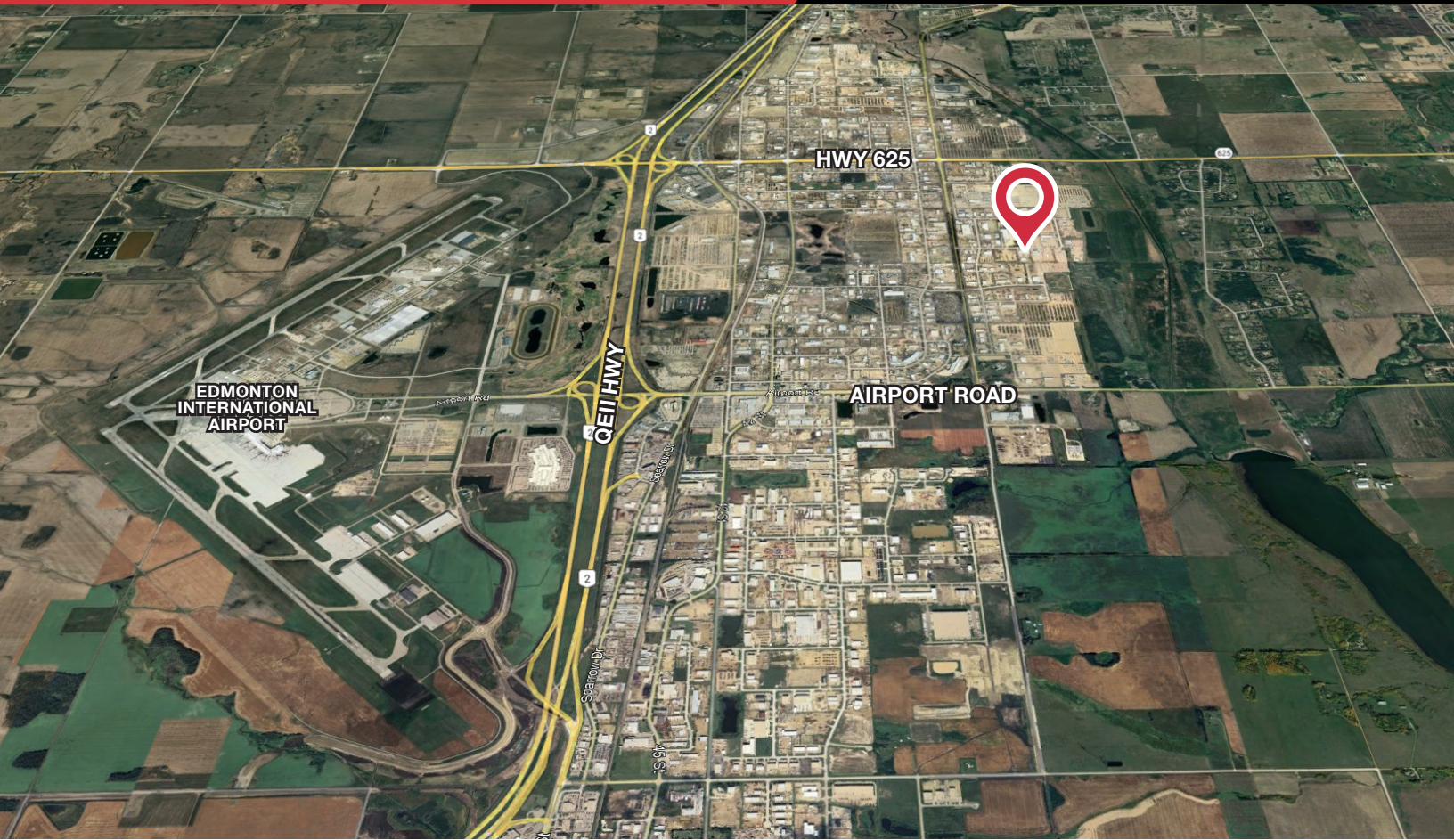


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