



2201 8 Street, Nisku

**45,083 SF w/ MULTIPLE CRANES**



### PROPERTY DETAILS

|                |                            |
|----------------|----------------------------|
| Address:       | 2201 8 Street, Nisku       |
| Legal:         | Plan 7722692 Block 5 Lot 3 |
| Zoning:        | IND - Industrial           |
| Site Size:     | 3.76 acres                 |
| Building Size: | 45,083 SF (+/-)            |
| Office Size:   | 6,000 SF (+/-)             |
| Shop Size:     | 39,083 SF (+/-)            |
| Lease Rate:    | \$16.00 / SF               |
| Taxes:         | \$56,318.38 (2023)         |
| Term Expiry:   | June 30, 2027              |



### PROPERTY HIGHLIGHTS

- Convenient access via Highway 19 (South) and Nisku Spine Road (East)
- Quick connections to QEII Highway and Anthony Henday Ring Road
- 40,000 CFM make-up air unit
- Four 10-ton cranes & three 5-ton cranes
- Exterior craneway
- Nine grade-level loading doors
- Compressed air lines distributed throughout the shop
- Newly renovated office facilities

**AERIAL TOUR**



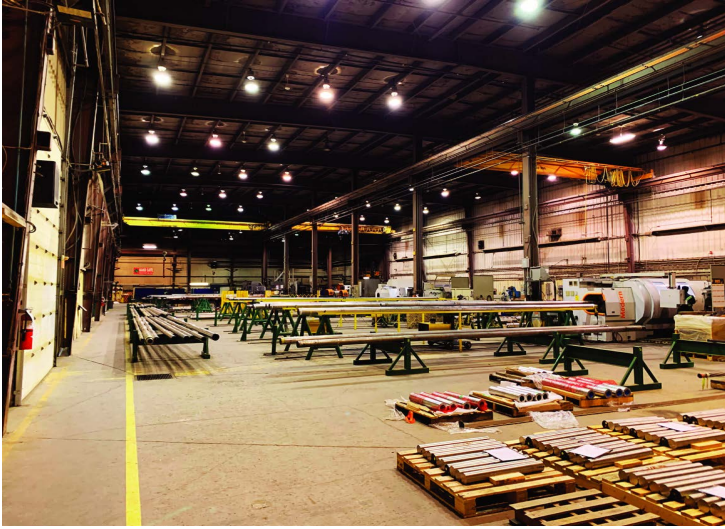
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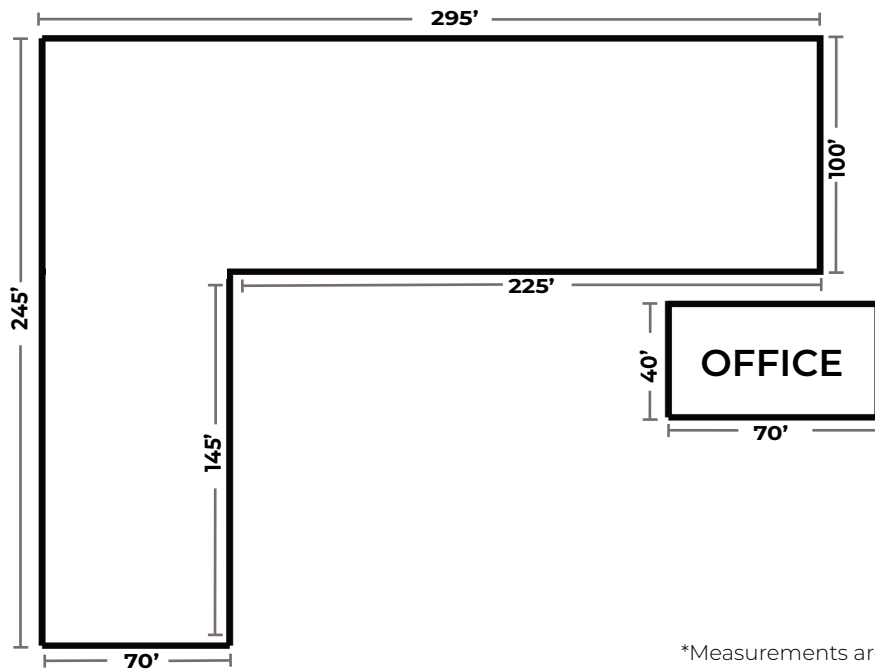
Property features:



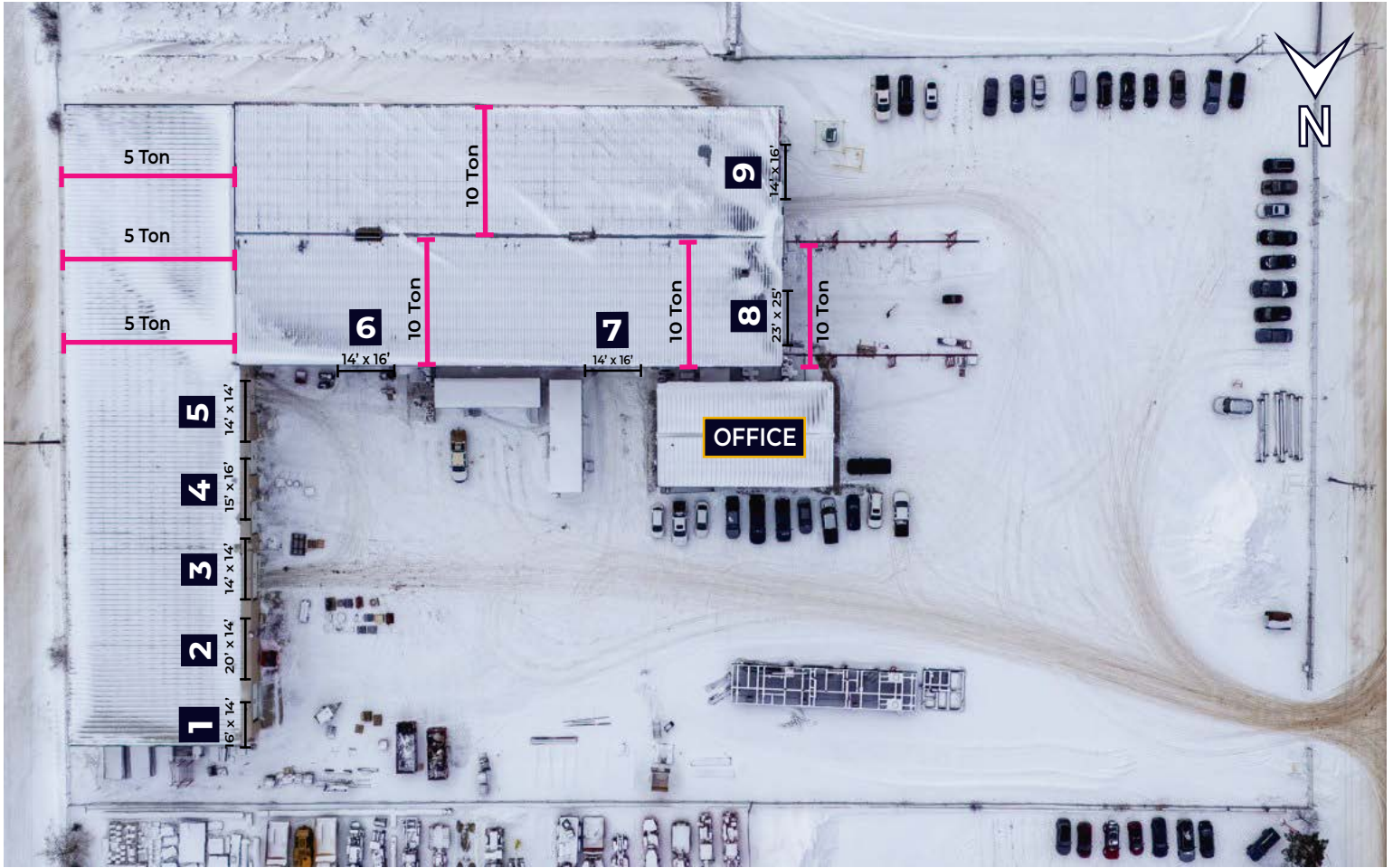
Property features:



**FLOOR  
PLAN**



\*Measurements are approximate



 **PROPERTY  
DETAILS**

|                  |  |
|------------------|--|
| Loading:         | 9 Grade Doors  |
| Ceiling Height:  | 31' clear  |
| Overhead Cranes: | (4) 10 - Ton<br>(3) 5 - Ton<br>23' hook height                                 |
| Power:           | 600 amp 600 volt 3 phase 4 wire (TBC)<br>400 amp 600 volt 3 phase 4 wire (TBC) |
| Year Built:      | 1979 (Original Shop)<br>1996/98 (Shop Expansion)<br>2011 (Office Building)     |

 **LOADING  
DETAILS**

|         |           |
|---------|-----------|
| Door 1: | 16' x 14' |
| Door 2: | 20' x 14' |
| Door 3: | 14' x 14' |
| Door 4: | 15' x 16' |
| Door 5: | 14' x 14' |
| Door 6: | 14' x 16' |
| Door 7: | 14' x 16' |
| Door 8: | 23' x 25' |
| Door 9: | 14' x 16' |



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**NEIGHBORHOOD HIGHLIGHTS**

- Situated in Nisku Industrial Park, one of Western Canada's largest and most active business hubs.
- Quick connectivity to QEII Highway, Highway 625, and Airport Road, ideal for logistics and distribution.
- Just minutes away from YEG Airport, providing easy access to national and international markets.
- Established area with a strong presence of manufacturing, warehousing, and oilfield services.
- Restaurants, gas stations, hotels, and business services available in close proximity



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