



1504 10 Street, Nisku

6,800 SF NISKU SHOP + YARD



PROPERTY DETAILS

Address:	1504 10 Street, Nisku
Total Size:	6,800 SF (+/-)
Shop:	4,250 SF (+/-)
Office + Yard:	2,550 SF (+/-) Furnished
Base Rent:	\$15.00 / SF
Op Costs:	\$4.00 / SF
Yard:	Storage yard available



PROPERTY HIGHLIGHTS

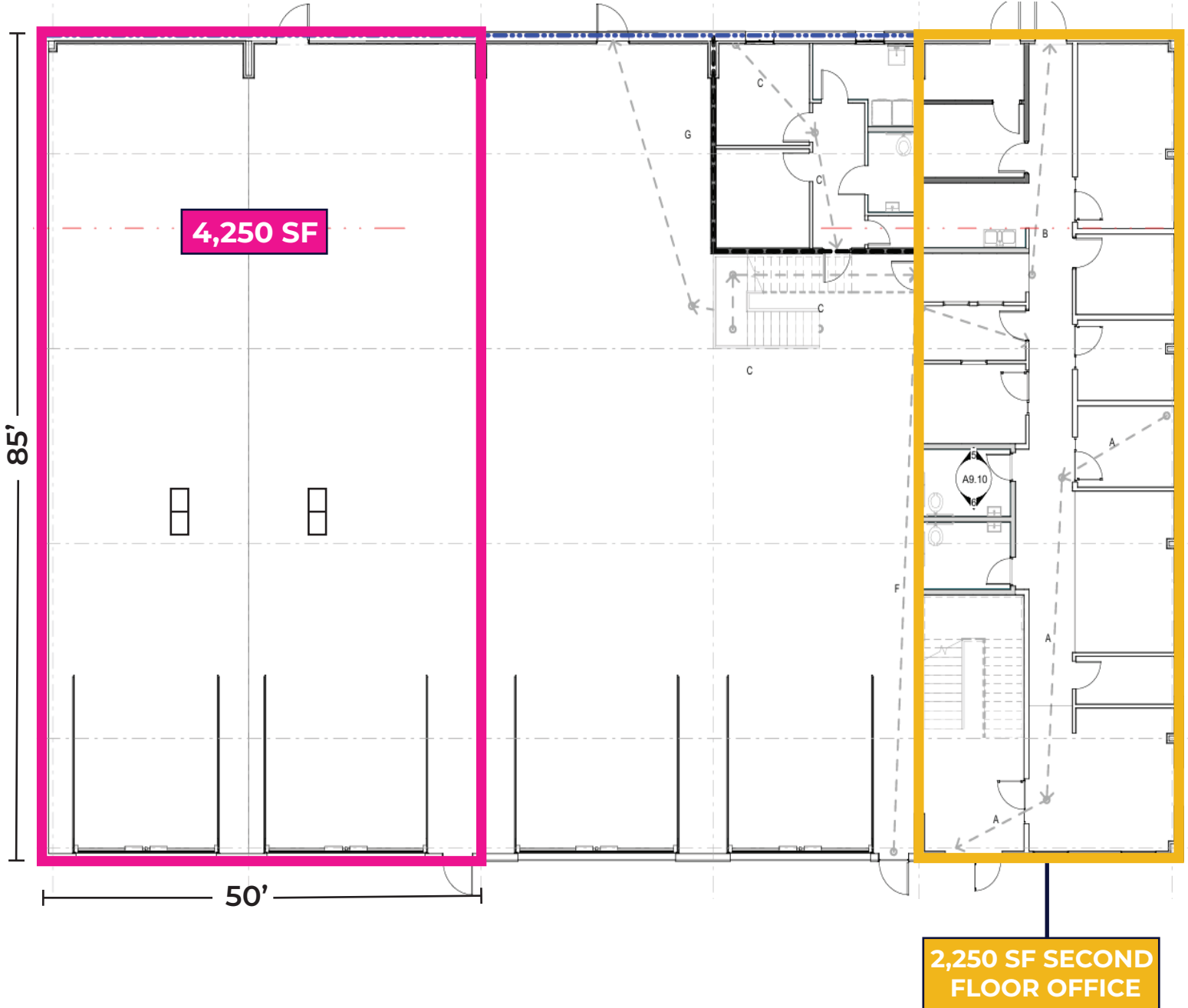
- Brand new, energy-efficient construction
- Immediate occupancy available
- Two grade-level loading doors
- Yard compound available



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Neighbourhood features:



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DETAILS**

Year Built:	2025
Heat:	Radiant
Power:	200 Amp, 120-208 V 3 Phase (TBC)
Loading:	2 x 14' x 16' Grade doors
Sump:	Yes
Ceiling Height:	24'



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