



2310/12 - 4 Street

Nisku, Alberta

Property Features

- Opportunity to Lease 5,700-11,400 sq.ft.± main floor office/warehouse space
 - Unit 2310 comprised of 1,200 sq.ft.± newly renovated office/showroom space, 4,500 sq.ft.± warehouse, bonus mezzanine storage and 7,500sf of yard space
 - Unit 2312 Comprised of 600 sq.ft. ± office/reception, 5,100 sq.ft.± warehouse with potential for 1 acre of yard storage
- Both bays equipped with heavy power, LED lighting and security cameras throughout the premises
- Location provides easy access off QEII Highway and is only 6 minutes from Edmonton City limits

Derek Claffey

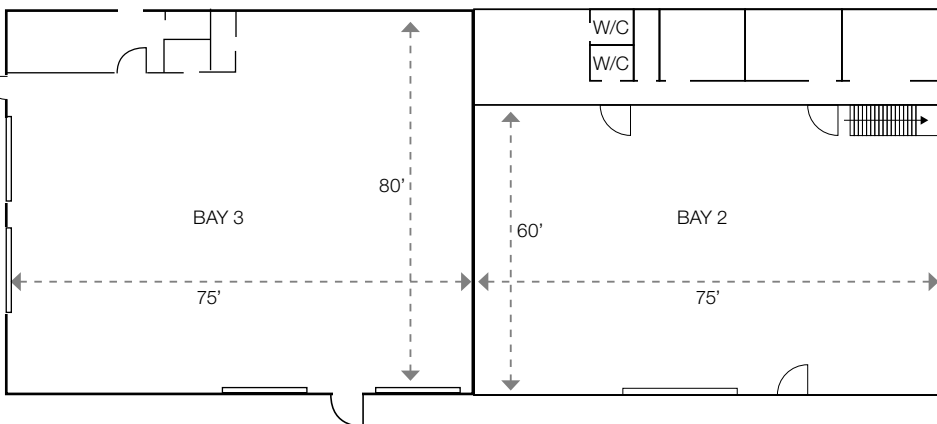
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For Lease: Office / Warehouse With Yard
2310 - 4 Street, Nisku, Alberta



SIZE AVAILABLE	5,700-11,400 sq.ft.±
LEGAL DESCRIPTION	Plan 2845TR, Lot 2
ZONING	IND - Industrial District
LOADING	Two 12' x 12' grade loading doors Two 12' x 14' grade loading doors
AVAILABILITY	Immediately
NET RENTAL RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$2.50/sq.ft./annum (2021 estimate) Includes Tenant's proportionate share of property taxes, building insurance, property management and common area maintenance



FOR ILLUSTRATIVE PURPOSES ONLY • NOT DRAWN TO SCALE • MAY NOT BE EXACT

