

LEASED**1 X 6,500 SF AVAILABLE****1801 8 Street, Nisku****Warehouse Storage w/ Yard****PROPERTY
DETAILS**

Address:	1801 8 Street, Nisku
Legal:	Plan 7520436, Block 6, Lot 6
Zoning:	Indsutrial (IND)
Total Size:	6,500 SF (+/-)
Possession:	Immediate
Operating Costs	\$4.00 / SF
Lease Rate:	\$12.00 / SF

**PROPERTY
HIGHLIGHTS**

- Fully fenced and paved yard
- Heavy power
- Indoor heated storage
- Short term options available
- Dock + Grade Loading



Jim McKinnon
Partner / Associate
780-719-8183
jim@aicrecommercial.com

Erin Oatway
Partner / Associate
780-218-7585
erin@aicrecommercial.com



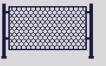
PROPERTY FEATURES

1801 8 Street, Nisku

Property features:



LOADING



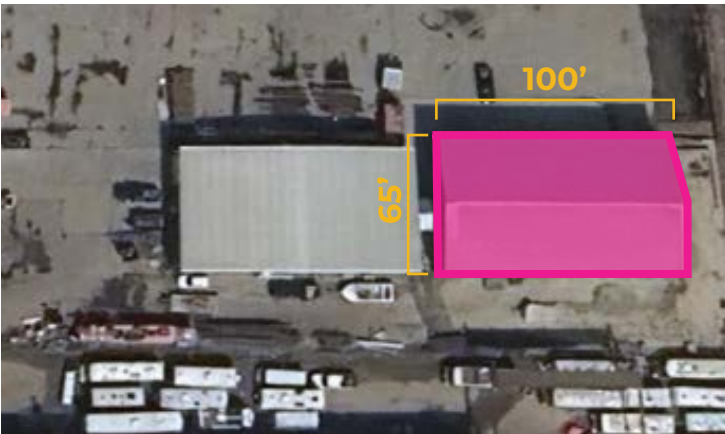
YARD



Dock Door



Warehouse



Overhead



Front Property

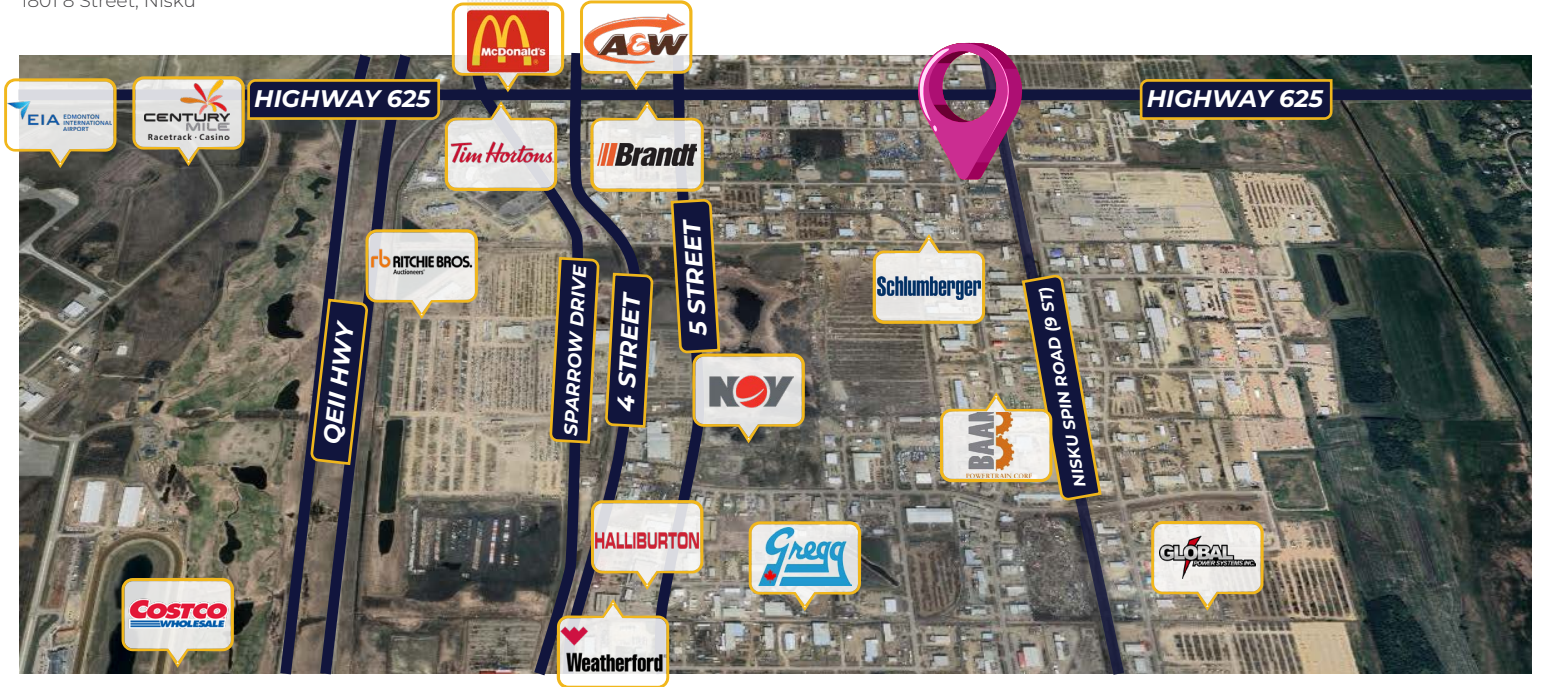
PROPERTY SPECIFICATIONS

Total Size:	6,500 SF (+/-)
Yard:	Yes
Heat:	Radiant
Loading:	1 x 14' x 14' Grade Door
	1 x 14' x 14' Dock Door
Ceiling Height:	16'



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- Excellent access to major highways including Queen Elizabeth II Highway, Nisku Spin Road (9 Street) and Highway 625 (20 Avenue)
- Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont, Nisku and Edmonton



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