



1804 4 Street, Nisku

Nisku Warehouse Bay

PROPERTY
DETAILS

Address:	1804 4 Street, Nisku
Legal:	Plan 8220362, Block 1, Lot 6A
Bay 6:	3,921 SF (+/-)
Warehouse:	3,421 SF (+/-)
Reception/Showroom:	500 SF (+/-)
Available:	Immediately
Base Rent:	\$13.50 / SF
Op Costs:	\$4.00 / SF (estimate)

PROPERTY
HIGHLIGHTS

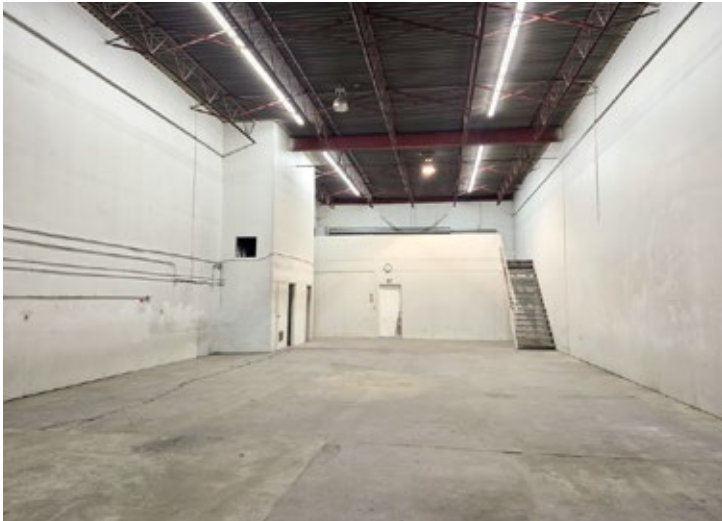
- Quick access to HWY 625 (20 Ave) & QEII HWY
- Close to amenities including restaurants, gas stations etc.
- Bay 6:
 - Front office/showroom with balance warehouse
 - 500 SF (+/-) Bonus storage mezzanine
 - LED lighting in warehouse



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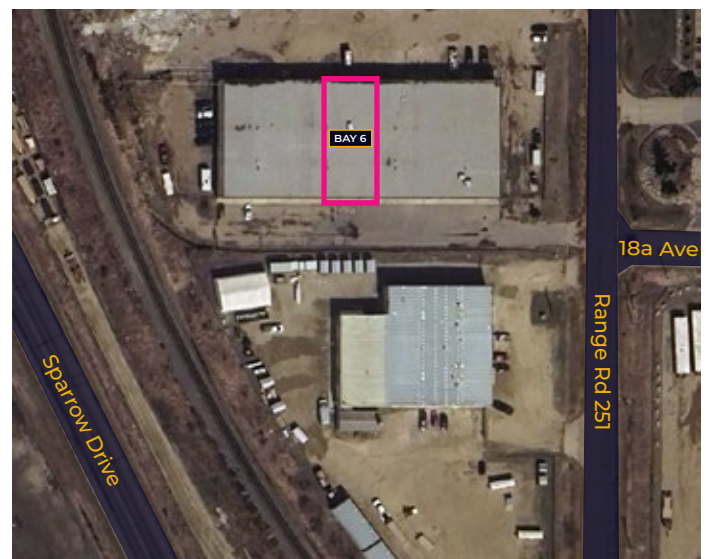
Neighbourhood features:





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Heat:	Forced Air Unit & Furnace
Power:	225 A / 208-120 V / 3 Phase (TBC)
Loading:	1 x 12' x 14' Manual Grade Door (Per Bay)
Sump:	Yes
Ceiling Height:	22'
Internet:	TBC



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