

# Freestanding Building with Yard

915 - 34<sup>th</sup> Avenue  
Nisku, Alberta  
[www.cbre.ca](http://www.cbre.ca)

Heavy Power Supply and Distribution

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## Freestanding Industrial Building with Yard

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The property is well located in close proximity to the Edmonton International Airport, with excellent access to the 41<sup>st</sup> Avenue Interchange and the Nisku Spine Road. This excellent manufacturing facility includes an abundance of office space, heavy duty floors, power loading doors, heavy load power supply, and multiple points of ingress/egress to the site. The building is crane ready up to 25 ton per bay, with a portion of the warehouse air conditioned. Up to 16,000 sq. ft. of office space available.

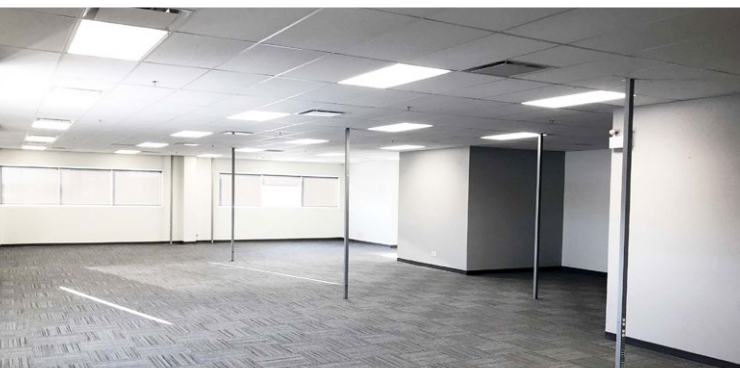
# For Lease

Legal Address	Plan 1522088; Block 2; Lot 21
Zoning	IND - Industrial
Lot Size	4.70 Acres
Year Built	2014
Available Area	56,000 sq. ft.
Grade Loading	(8) 14' x 16'
Construction	Pre-engineered metal
Column Spacing	50' x 25'
Shop Dimensions	200' x 200'
Ceiling Height	27' Clear to eaves 34' Clear to center
Power	2,500 kVa pad mount transformer with 347/600 volt service *To be confirmed

Heating	Roof mounted HVAC Infrared tube heating
Lighting	Office: LED fixtures Warehouse: LED & motion activated T5HO
Sprinklers	Yes
Yard Dimensions	±275' x ±280'
Parking	Paved concrete
Floor Drains / Sumps	Yes
Taxes (2024)	\$101,410.66
Op Costs (2025)	\$4.49 per sq. ft. / annum*
Lease Rate	Market
Available	Immediately

\*Tenant is responsible for landscaping and snow removal

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\*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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