



**1012 | 16TH AVENUE**  
NISKU, AB

### Heavy Duty Industrial Manufacturing Facility

Situated in Nisku and accessible via 16th & 17th Avenue, this standalone industrial facility is available immediately for lease.

- 200 tonne lift capacity
- Cranes from 5 to 50 tonnes
- 2,500 amp 347/600 V service
- 42' under hook
- 34,425 SF, 80' clear span bay
- 18,000 SF, 60' clear span bay
- 7,500 SF paint bay
- Heavy load 15-acre site

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# Property Summary

Civic Address 1012 16th Ave, Nisku, AB

Legal Plan Plan 0620522, Block 2, Lot 4

Building Breakdown  
Bay 1 - 34,425 SF  
Bay 2 - 18,000 SF  
Bay 3 - 3,200 SF  
Paint Bay - 7,500 SF  
Office - 8,400 SF  
Total - 71,525 SF

Site Area 15 acres

Crane Capacity  
4 x 50 tonne  
3 x 10 tonne  
4 x 15 tonne  
2 x 5 tonne

Loading Five grade level doors

Parking Asphalt parking, fenced yard

Heating Radiant tube

Power 2,500 amps, 347/600 volts

Zoning IND - Industrial

Availability  
Bay 1 - Immediately  
Bay 2 - May 2022

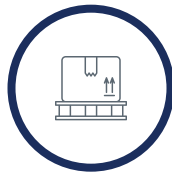
Additional Details

- Distributed air and power
- Glycol lines for hydrostatic testing
- Fully sprinklered
- 200' exterior north craneway
- 125' exterior south craneway

Lease Rate Please Contact



METAL HALIDE LIGHTING



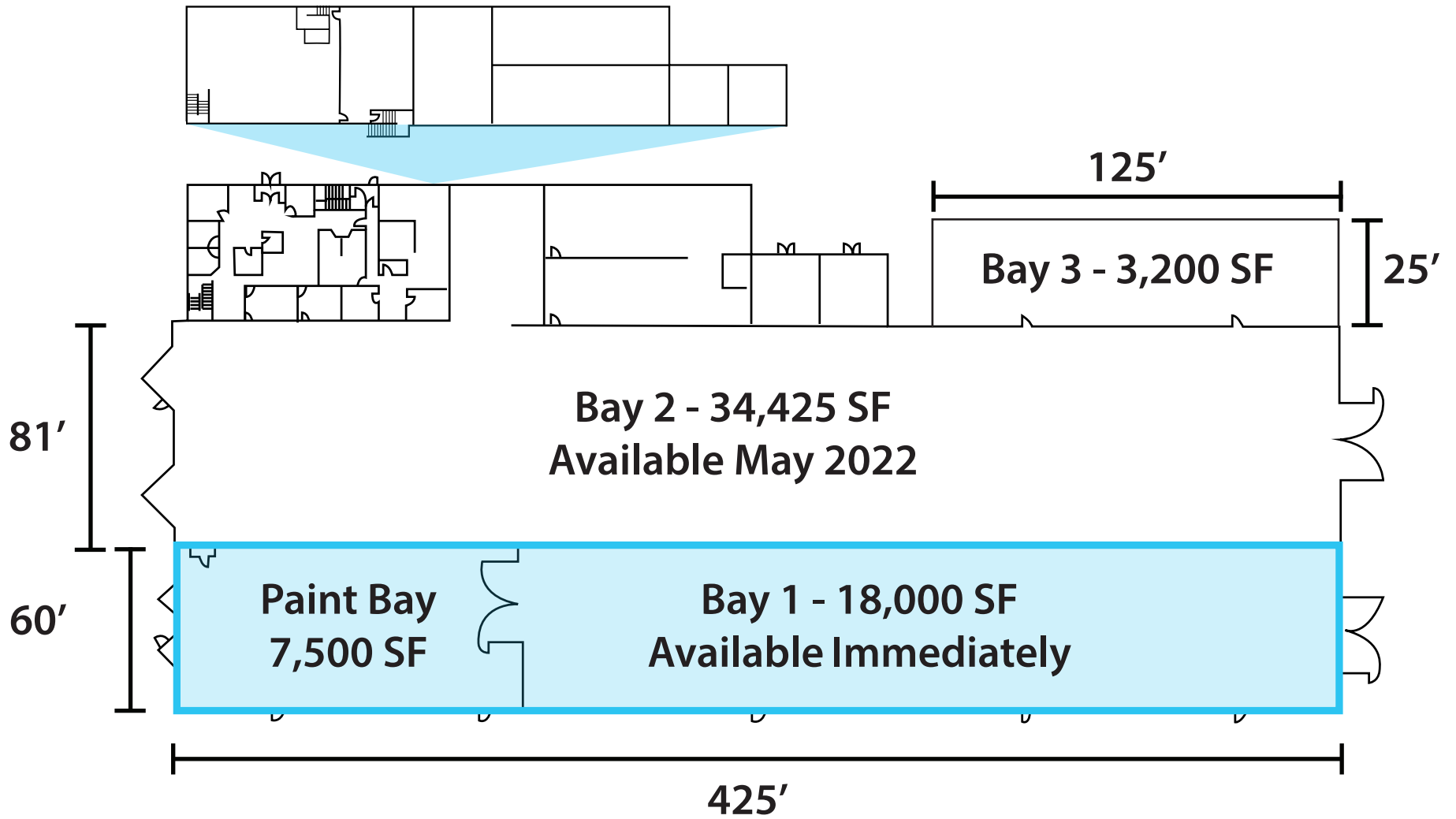
25' - 70' GRADE LOADING DOORS



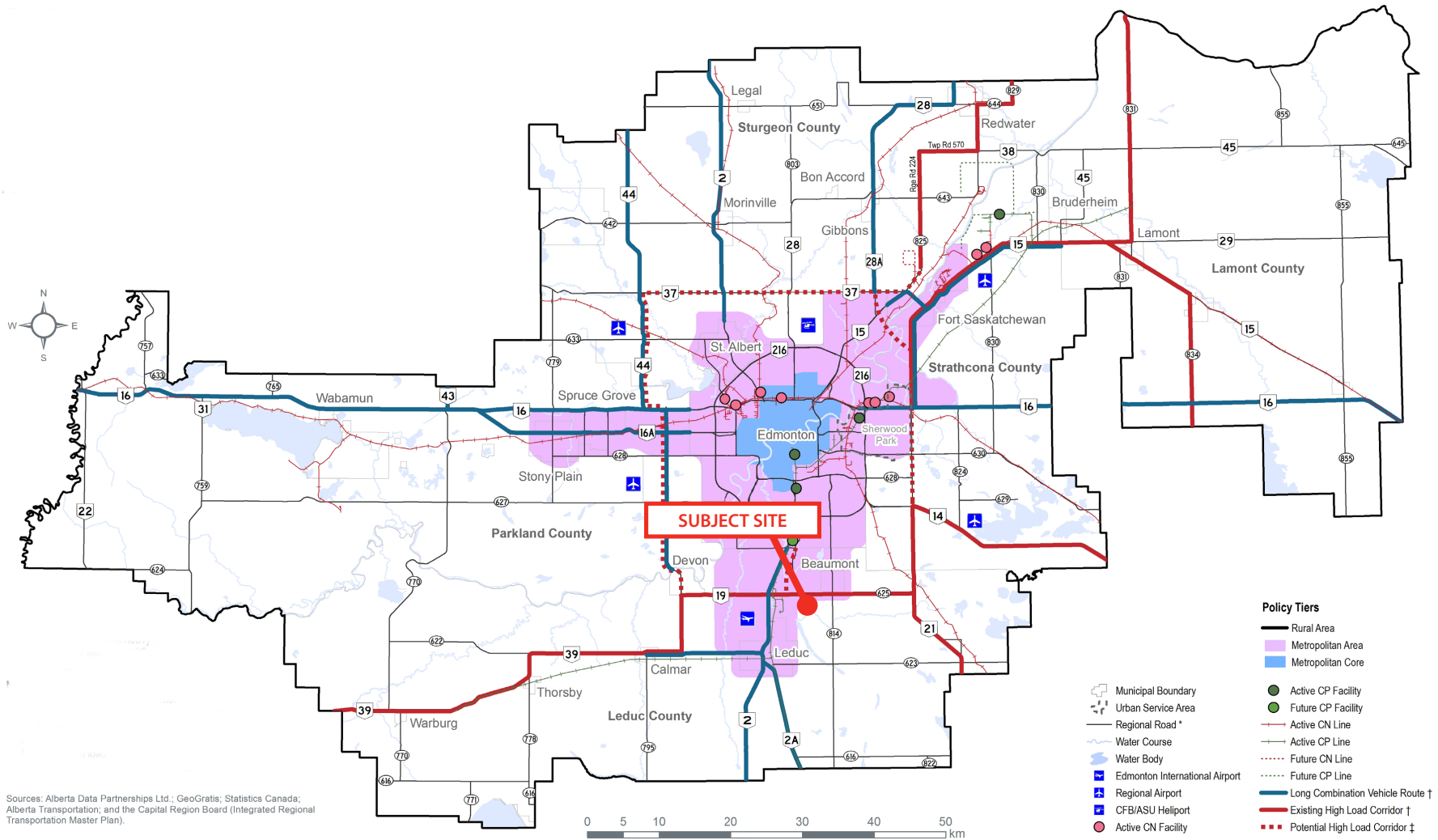
AMPLE PARKING



# Floor Plan



# Capital Region Transportation Corridors

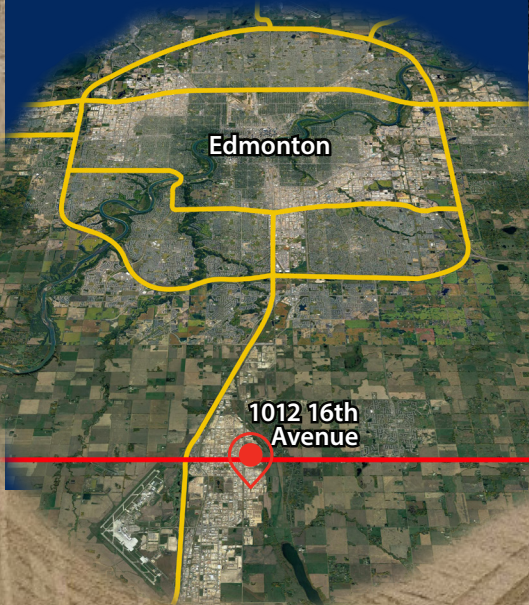


Sources: Alberta Data Partnerships Ltd.; GeoGratis; Statistics Canada; Alberta Transportation; and the Capital Region Board (Integrated Regional Transportation Master Plan).

## Additional Details

Located for optimal access to the Edmonton International Airport and Alberta's high load corridor.

- Ample yard space for laydown area and truck turning
- Asphalt parking, paved and fenced yard
- Office improvements demised for multiple users



For more information contact:

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