



**FOR LEASE**

Nisku Small Bay With Yard

1807 2 Street, Nisku

3,250 SF (+/-)



**AICRE**  
COMMERCIAL

# FOR LEASE

# 1807 2 Street, Nisku



## Highlights:

- 2,750 SF Main Floor
- 500 SF Mezzanine
- Great access to QE II and 2nd Street / Sparrow Drive
- Fully serviced, ample parking at both front and rear
- Storage Yard at rear with good marshaling area
- Dual ingress/egress
- Close proximity to gas stations, restaurants, and hotels



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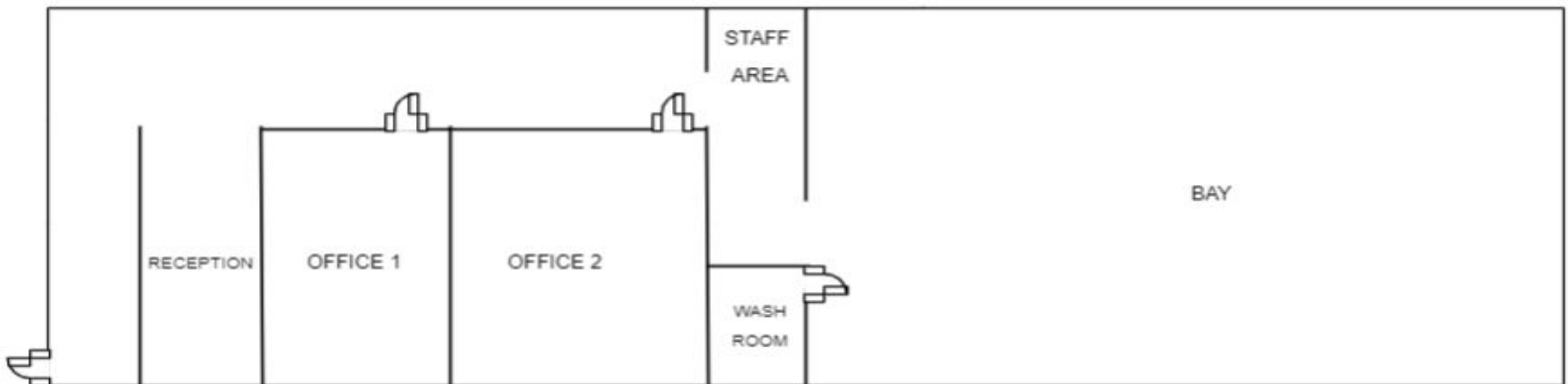
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## Property Specifications

Building Size:	3,250 SF (+/-)
Yard:	Yes
Heat:	Radiant
Power:	225 A / 208-120 V / 3 Ph (TBC)
Loading:	1 x 14' x 16' (Auto) Grade Door
Ceiling Height:	24' (TBC)
Lighting:	LED
Sump:	Yes



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## Property Details

Address:	1807 2 Street, Nisku
Legal:	Plan 0829105; Block 1; Lot 15
Zoning:	Industrial (IND)
Total Size:	3,250 SF (+/-)
Possession:	November 1, 2021
Utilities:	Tenant Responsible for Utilities
Operating Costs:	\$4.50/SF (est)
Lease Rate:	\$13.50/SF

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