



NISKU INDUSTRIAL BAY WITH YARD

2322 5 Street, Nisku, AB

INDUSTRIAL BAY WITH YARD AVAILABLE

BAY A: 5,400 SF

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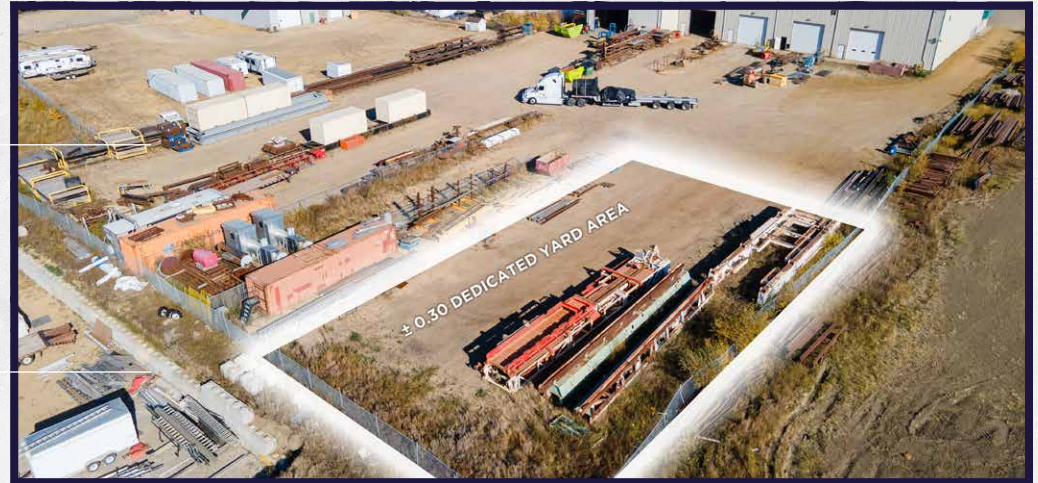
CUSHMAN & WAKEFIELD
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PROPERTY HIGHLIGHTS

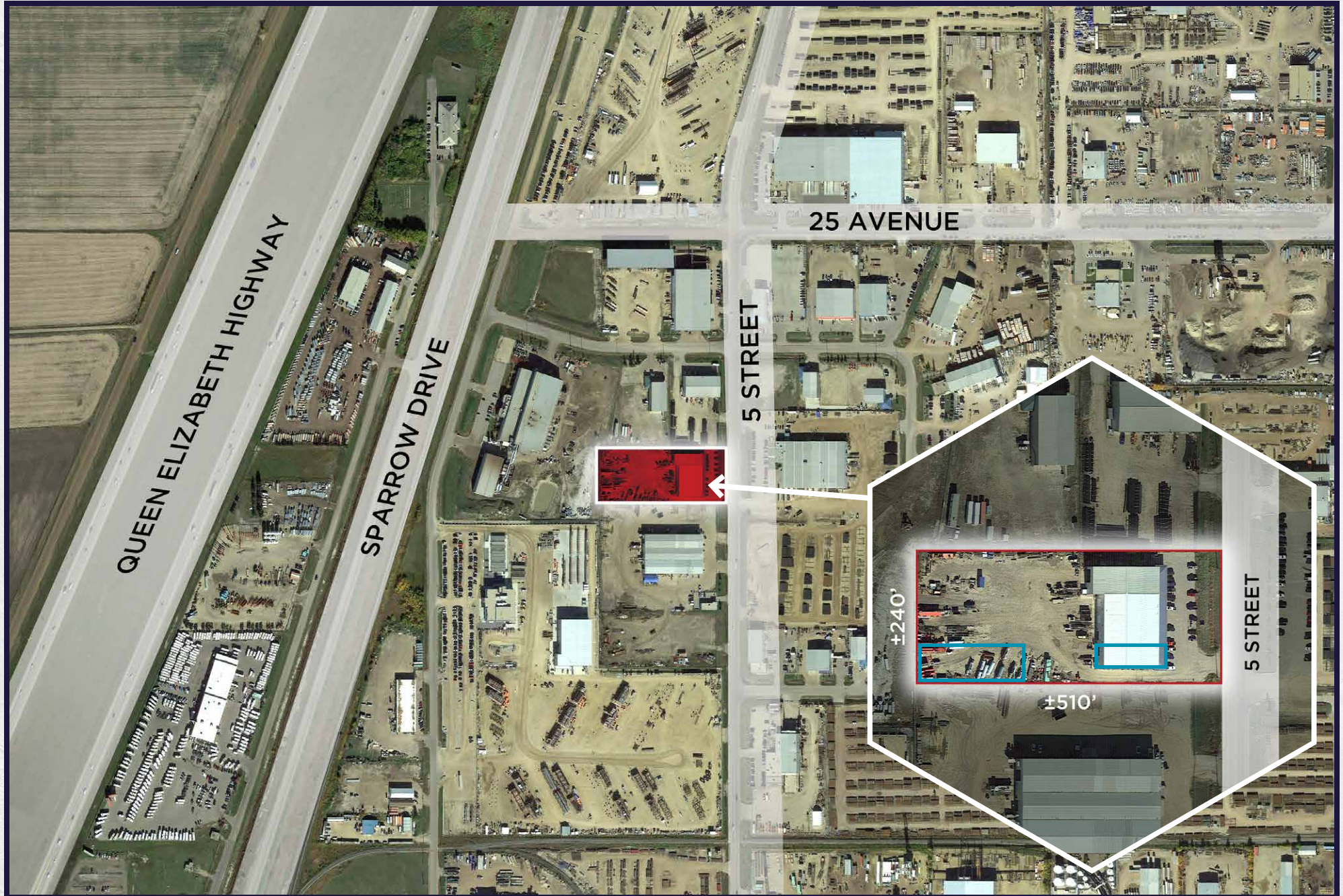
- Located in Nisku Industrial Park
- Adjacent to Edmonton's International Airport
- Western Canada's largest business and industrial park
- Large marshalling and yard area
- Bay A is end cap with approximately 0.30 Acres of dedicated yard area

PROPERTY DETAILS

ZONING:	IL - LIGHT INDUSTRIAL	
SPACE SIZE - BAY A:	1,300 SF	OFFICE
	4,100 SF	WAREHOUSE
	5,400 SF	TOTAL
LOADING DOOR:	(1) 14' X 16' GRADE LOADING DOOR	
POWER SERVICE:	TBC	
CEILING HEIGHT:	24' CLEAR	
LEASE RATE:	BAY A: \$15.00 PER SF	
OPERATING COSTS:	\$4.25 PER SF (2025)	
AVAILABILITY:	JUNE 1ST, 2026	



AERIAL VIEW



KEEP IN TOUCH

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