



FENCED YARD AVAILABLE

Up to 24.75 Acres for Sub-Lease Fenced, Compacted, and Graveled Yard

Property Highlights

- Fully fenced and graveled site
- Yard fully lit with LED lighting, power
- Two access points
- Quonset on site
- Storage trailers currently on site to be removed upon Sub-Lease
- Operating Costs include power, taxes, operating costs, admin and maintenance fees.



Andy Horvath
Partner
780 917 8338
andy.horvath@cwedm.com

Nicholas Farnden
Associate
780 701 3292
nicholas.farnden@cwedm.com

Burke Smith
Partner
780 917 8344
burke.smith@cwedm.com

Chad Edwards
Associate
780 702 8072
chad.edwards@cwedm.com

Suite 2700, TD Tower,
10088 - 102 Avenue NW
Edmonton, AB T5J 2Z1
www.cwedm.com

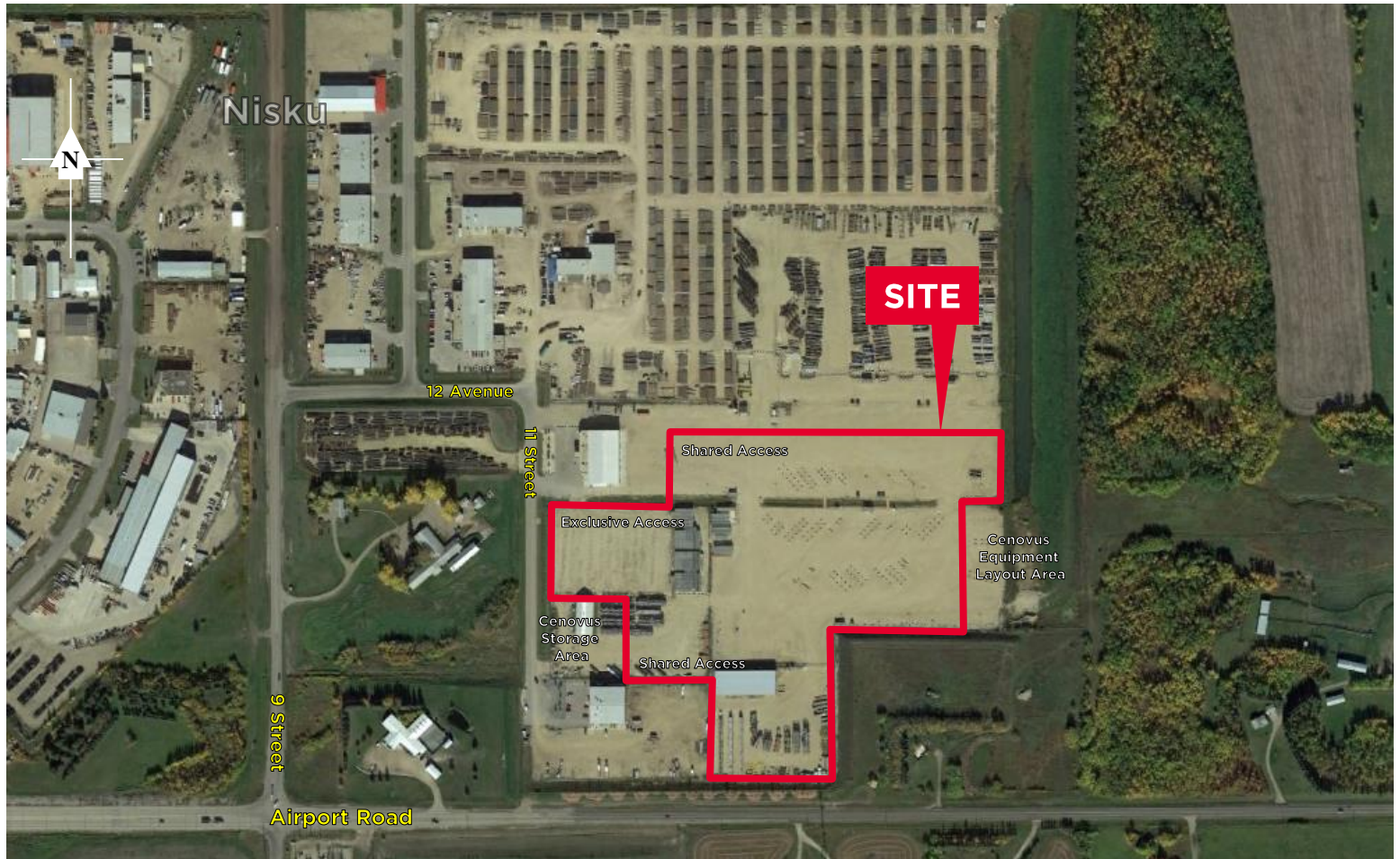
Property Details

MUNICIPAL ADDRESS:	1107 11 Street, Nisku, AB
ZONING:	IND - Industrial
AVAILABLE SIZE:	24.75 Acres +/- (Sub-Landlord willing to subdivide land)
QUONSET SIZE:	15,169 sq. ft. (197'x77')
SUB-LEASE RATE:	\$1.25 per sq. ft.
OPERATING COSTS:	\$0.11 per sq. ft. (2018)
AVAILABILITY:	Immediately
SUB-LEASE EXPIRY:	September 31, 2021

Photos



Aerial



Andy Horvath
Partner
780 917 8338
andy.horvath@cwedm.com

Nicholas Farnden
Associate
780 701 3292
nicholas.farnden@cwedm.com

Burke Smith
Partner
780 917 8344
burke.smith@cwedm.com

Chad Edwards
Associate
780 702 8072
chad.edwards@cwedm.com

Suite 2700, TD Tower,
10088 - 102 Avenue NW
Edmonton, AB T5J 2Z1
www.cwedm.com