



Freestanding Building
15,300 SF on 2.02 Acres

Property Highlights

- Freestanding building with exclusive yard
- 2 sets of crane runways in place
- Over 1.15 Acres of gravelled fenced yard
- Currently demised into 2 separate sections
- Located in the heart of Nisku Industrial Park with access to QE II, 41 Avenue and Anthony Henday Drive



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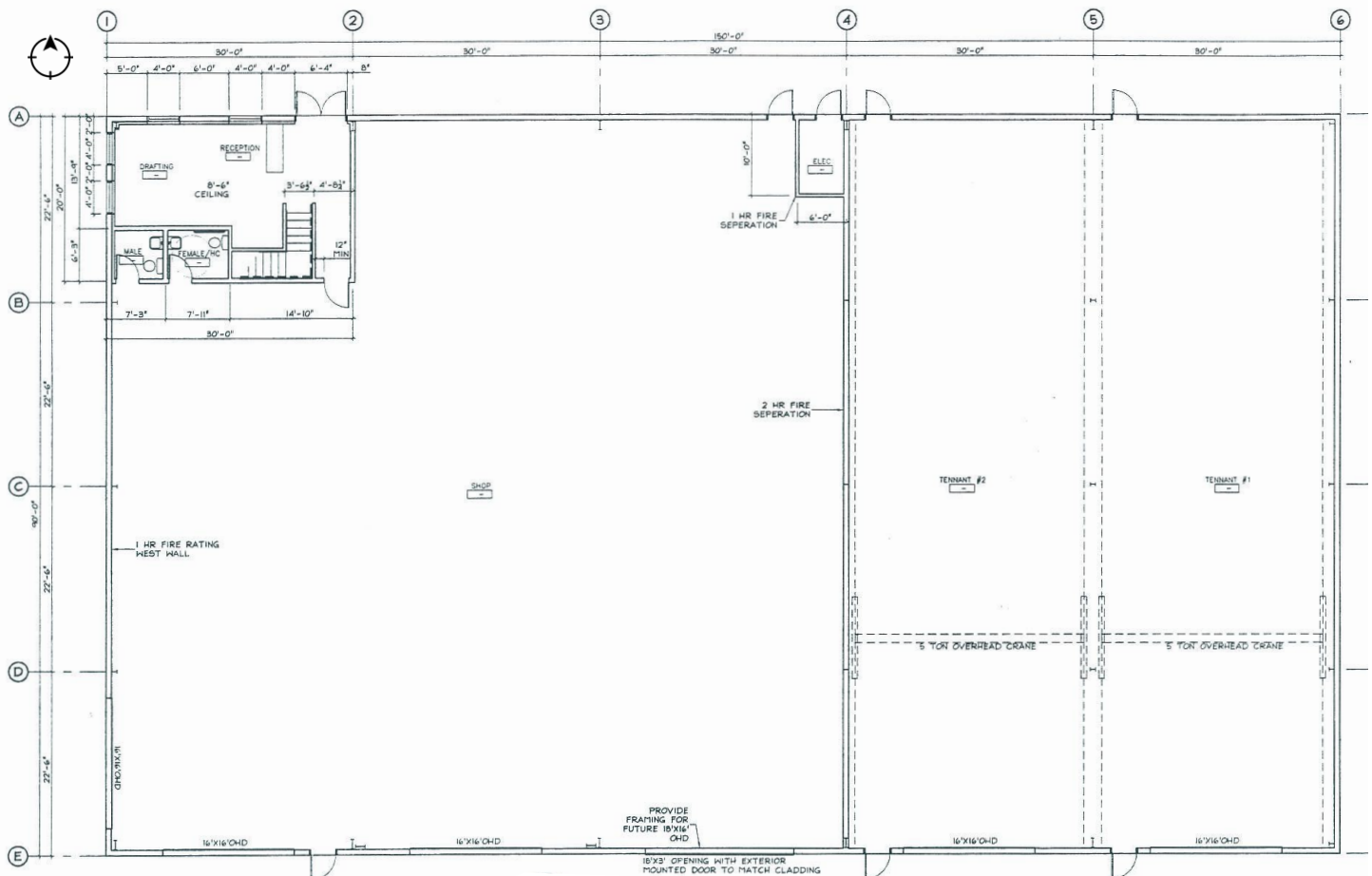
**CUSHMAN &
WAKEFIELD**
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FOR LEASE
Isco Building
413 24 Avenue, Nisku, AB

Property Details

Available Size:	2.02 Acres	Ceiling Height:	22' clear height
Lease Rate:	\$15.00 per SF	Zoning:	Industrial
Operating Costs:	\$2.75 per SF (2019 est.)	Doors:	(5) 16' x 16' grade doors with electric openers
Availability:	Immediate	Power:	150 KVA transformer 3 phase power supply 600 Amp (TBC by Tenant) 277/480 Volts capacity
Space Breakdown:	11,700 SF Warehouse 2,400 SF Office 1,200 SF Lunchroom Mezz 15,300 SF Total	Cranes:	2 sets of runways in place
Breakdown of 2 Separate Sections:	Section 1 8,700 SF, 3 grade doors and office Section 2 6,600 SF 2 grade doors, office & crane	Sump:	2 stage compartmentalized
Primary Use:	Office/warehouse	Lighting:	Metal Halide
		Parking:	20 stalls
		Yard:	Over 1.15 Acres of gravelled and fenced yard

Floor Plan



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FOR LEASE
Isco Building
413 24 Avenue, Nisku, AB



24 AVE

15'-0" 50'-0"

ASPHALT

DITCH

211.49'

56'-2 1/8" (ref)

150'-0" 1568.5' = 127'-6"

25'-0" 21.54'

30'-0"

12.5'

15

CURBED SIDEWALK

18'

5'

13500 SQ FT SHOP

8'-0"

8'-0"

22'-6"

8'-0"

CONC. APRON

CHAIN LINK FENCE

381.26'

217'-1 3/8" (ref)

231.13'

30'-0"

50'-0"

ASPHALT

DITCH

5 STREET



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Aerial



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