

ONLY 5,000 SF LEFT!

FULLY PAVED YARD

FOR LEASE

SPINE ROAD BUILDING

5,000 SF +/- Available

3421 13 Street,
Nisku, AB

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Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
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PROPERTY DETAILS

MUNICIPAL ADDRESSES

3421 13 Street, Nisku, Alberta

LEGAL DESCRIPTION

Plan 1623101, Block 2, Lot 29

LOT SIZE

1.42 Acres

LOT SIZE

IND - Industrial District

LEASE OPTIONS

BUILDING - MAIN FLOOR

1 BAY: 5,000 SF +/-

BUILDING - SECOND FLOOR

Additional Office Available
923 to 1,846 SF +/-

Can be leased with or separately
from main floor



BUILDING SPECS

POWER

3 Phase, 400 Amp,
347/600 Volt (TBC)

LOADING

One x 12' x 14' / bay

HEATING

One x Unit Heater / bay

LIGHTING

LED

DRAINAGE

One x Sump / bay

CEILING HEIGHT

22"

LEASE RATE

\$13.00 Per SF

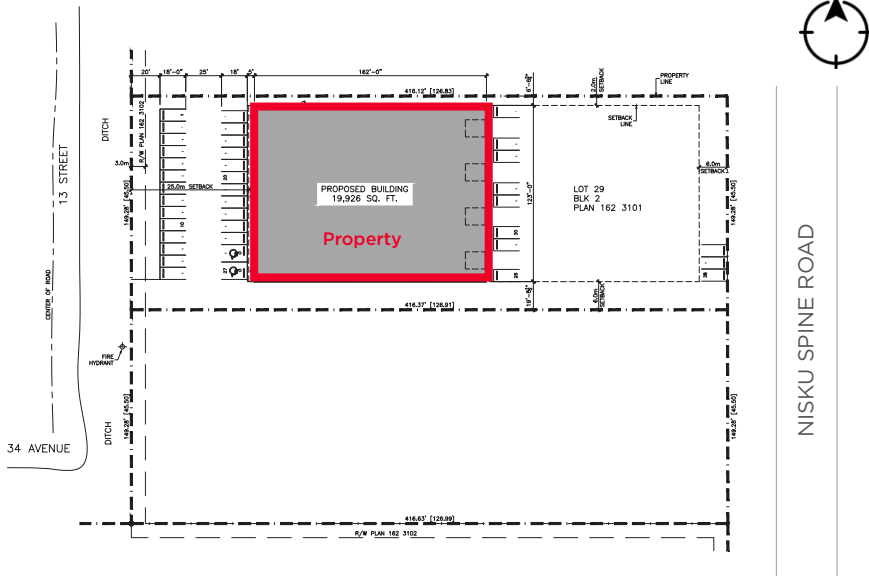
OPERATING COST

\$2.85 PER SF (2021 Est.)

PROPERTY HIGHLIGHTS

- 5,000 SF +/- main floor office/warehouse available for lease
- Additional 923 SF to 1,846 SF +/- fully built second floor office available for lease
- Turn key office options available
- Direct visibility along Nisku Spine Road
- Located in QE II Business Park, just minutes from the new Amazon facility
- Quick access to QE II Highway and Gateway Boulevard via 41st Avenue and South Edmonton via Nisku Spine Road

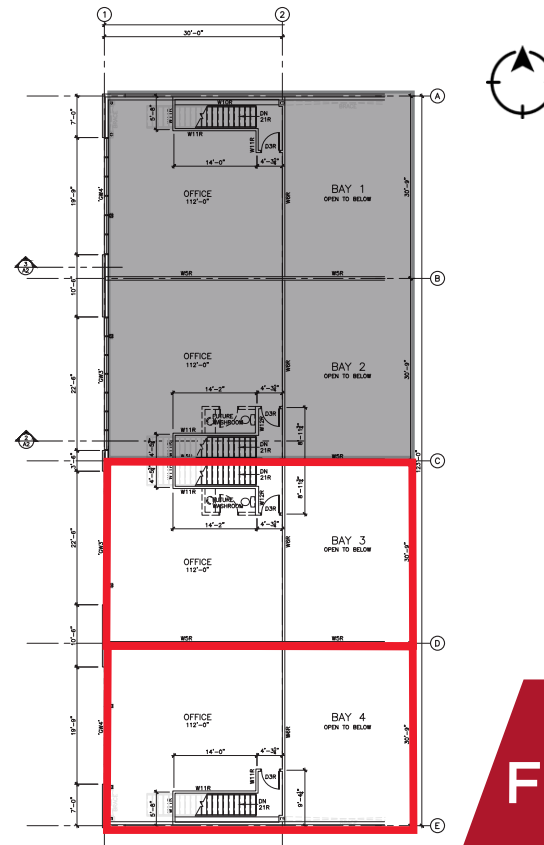
Site Plan



Main Floor Plan



Second Floor Plan



FLOOR PLAN

AERIAL



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