



FREE NET RENT  
FOR 1 YEAR\*

#6/7 2002 8 Street, Nisku

Nisku Bay With Office

## PROPERTY DETAILS

Address:	#6/7 2002 8 Street, Nisku
Legal:	Plan 7621498, Block 1, Lot 6
Zoning:	IND (Industrial)
Total Size:	16,446 SF (+/-)
Net Leaseable Size:	14,047 SF (+/-)
Net Rent Free Size:	2,399 SF (+/-)
Possession:	Immediately
Utilities:	Tenant responsible for utilities
Operating Costs:	\$2.50 / SF
Lease Rate:	\$8.95 / SF

## PROPERTY HIGHLIGHTS

- Direct exposure to 20 Avenue (Highway 625)
- Heavy Power
- Additional second floor (2,400 SF) storage mezzanine
- Dual ingress and egress
- A/C in offices
- **2,399 SF (+/-) Second-floor office available free of net rent**



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Warehouse



Warehouse



Warehouse

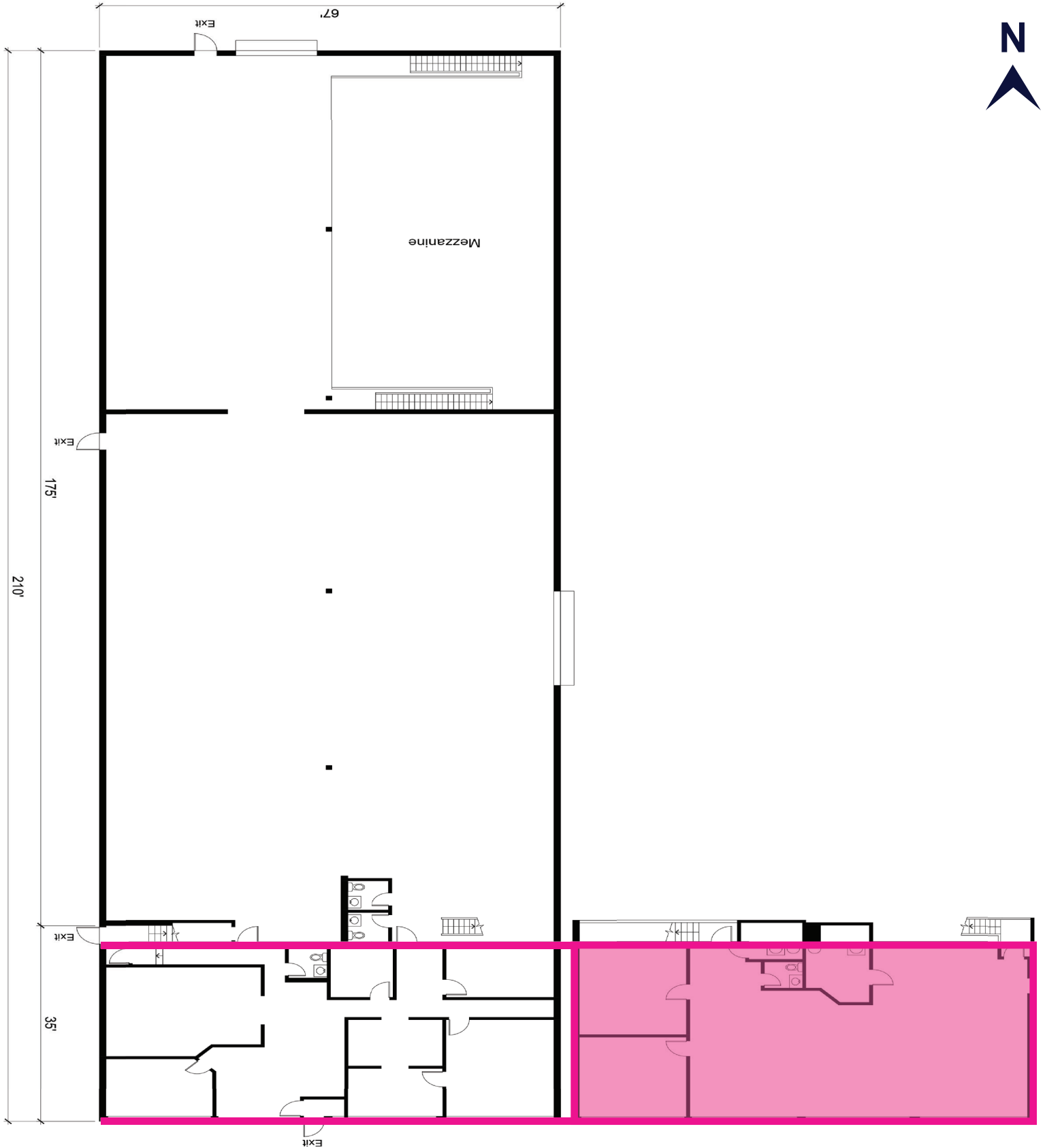


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Office





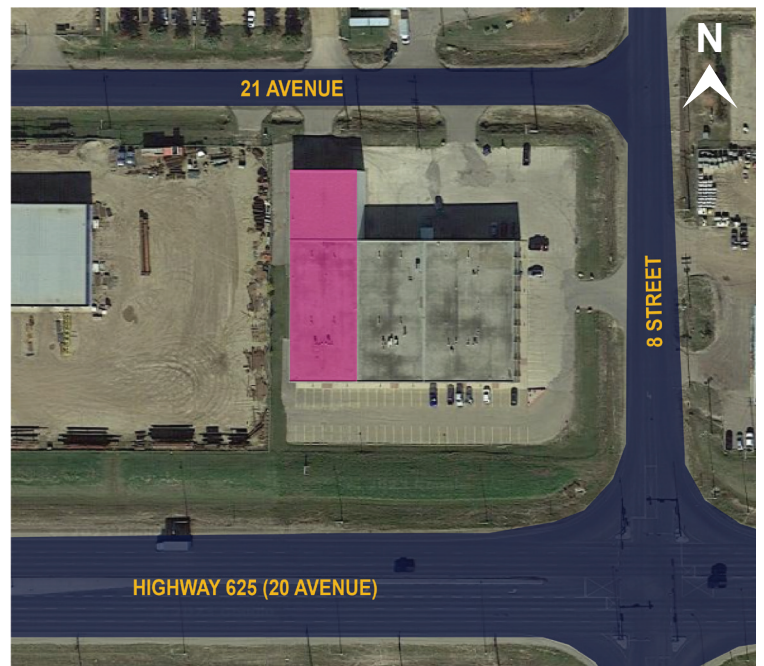
\*Floor plans for illustrative purposes only



- Excellent access to major highways including Highway 625, Queen Elizabeth II Highway, Airport Road, Sparrow Drive and Spine Road (9 Street)
- Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Beaumont and Edmonto

**PROPERTY SPECIFICATIONS**

Yard:	Yard
Heat:	Radiant & Gas Fire Units
Lighting:	LED
Power:	600 V, 347 V / 600 Amp / 3 Phase - TBC 208, 120 V / 200 Amp / 3 Phase - TBC
Loading:	1 x 12' x 14' Grade Door
Ceiling Height:	20'
Floor Drains:	Yes



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