

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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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



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

22"

One x Sump / bay

CEILING HEIGHT

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 | Site







www.cwedm.com

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