

**ONLY 5,000 SF LEFT!**

**FULLY PAVED YARD**

FOR LEASE

## **SPINE ROAD BUILDING**

5,000 SF +/- Available

3421 13 Street,  
Nisku, AB

**Zeshan Qureshi CPA, CA**  
Associate Partner  
780 238 4576  
zeshan.qureshi@cwedm.com

**Cushman & Wakefield Edmonton**  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedm.com

# 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

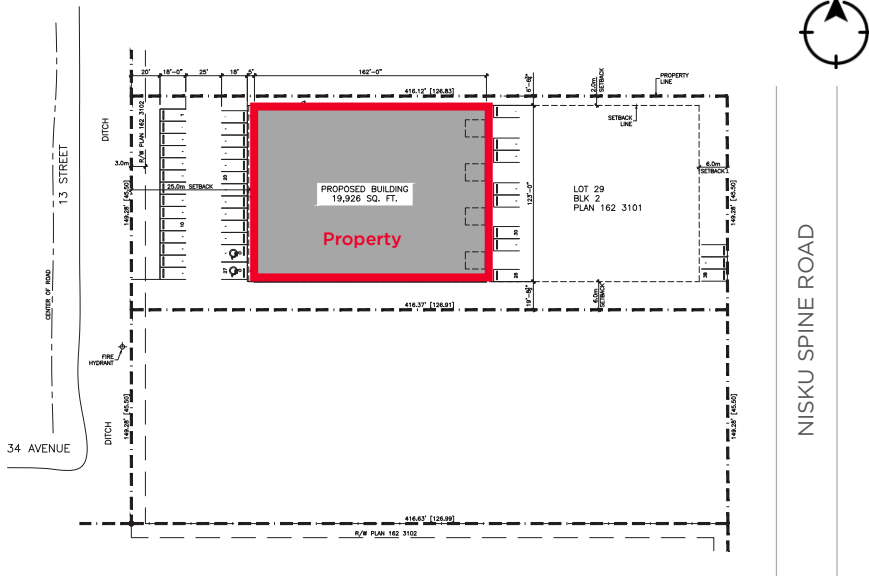
### OPERATING COST

\$2.85 PER SF (2021 Est.)

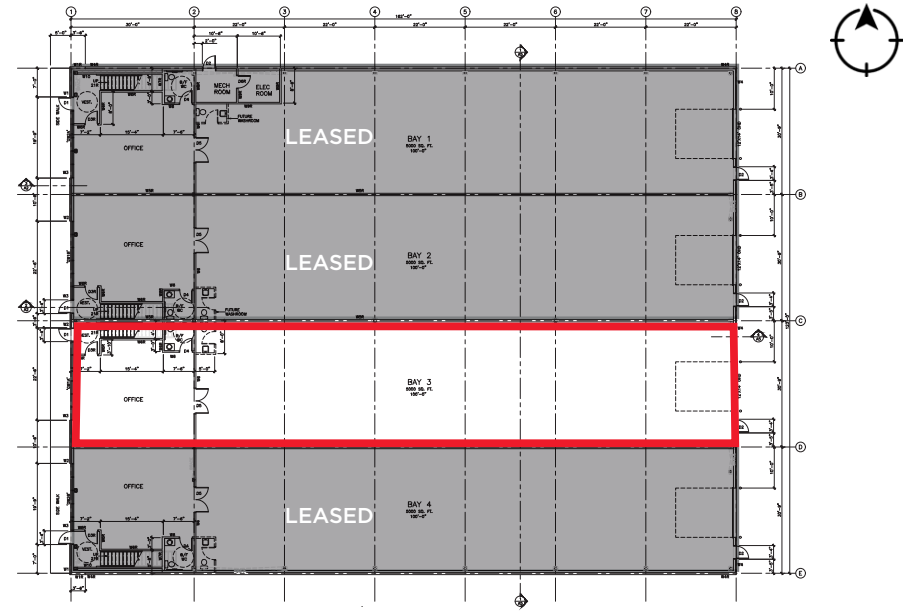
# PROPERTY HIGHLIGHTS

- 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

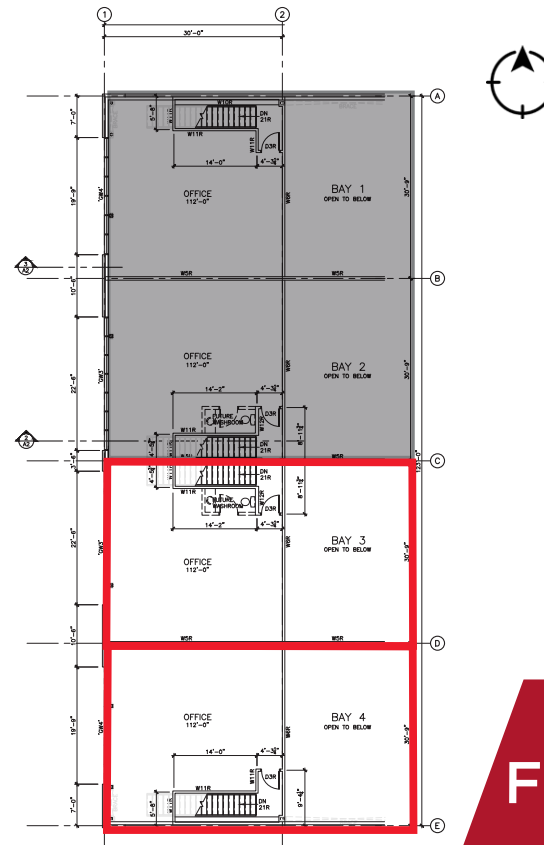
## Site Plan



## Main Floor Plan



## Second Floor Plan



**FLOOR PLAN**

# AERIAL



 **CUSHMAN & WAKEFIELD**  
Edmonton  
[www.cwedm.com](http://www.cwedm.com)

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