

An aerial photograph of a large industrial facility, likely a heavy manufacturing plant. The facility features several large, white, rectangular buildings with blue roofs. There are numerous piles of raw materials, including large mounds of sand or gravel on the left and stacks of metal coils on the right. The facility is surrounded by a dirt road and some greenery. The sky is clear and blue.

# HEAVY

## MANUFACTURING

2308 8 Street  
Nisku, AB | FACILITY



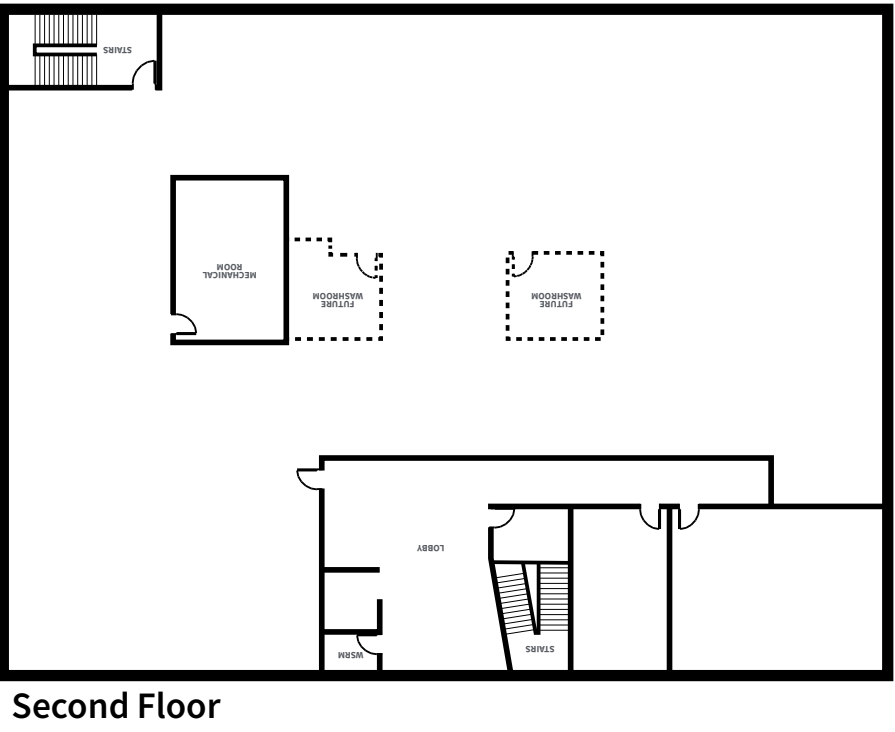
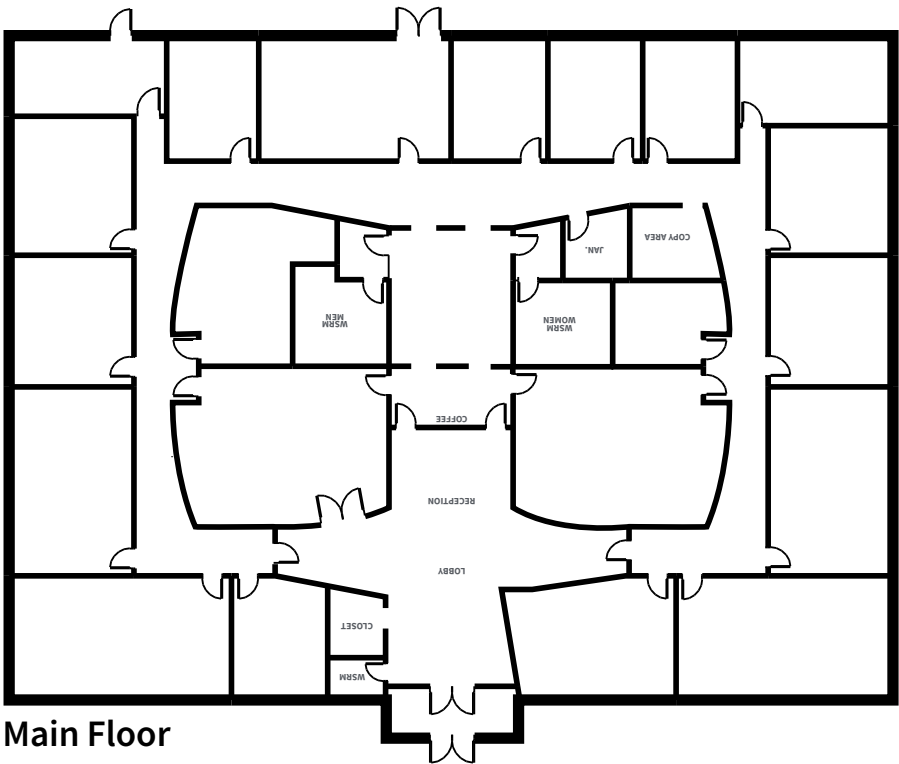
For Lease



18,816 SF, two-storey,  
showcase office building

# OFFICE BUILDING DETAILS

- Mix of executive offices, perimeter private and shared offices, and open work spaces on both floors
- Well appointed boardrooms and meeting rooms
- Main floor reception area
- Ample natural light from large windows
- Employee lunch room areas on both floors plus hardscaped exterior employee lounge area at rear of building
- Many areas include built-in millwork
- Single passenger elevator
- Ample surface parking
- Irrigated lawn and green space
- Built in 1997 with a renovation in 2005





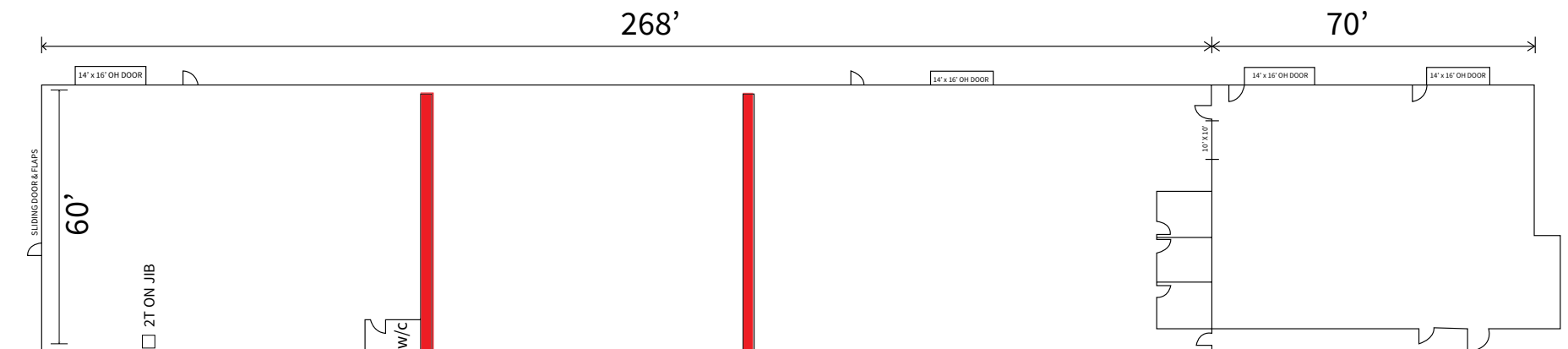
**For Lease**

# FABRICATION FACILITIES DETAILS

**Available  
January 01 2023**

- Building Area: 76,000 square feet
- Loading:
  - Oversized gantry doors on East and West ends
  - Multiple grade loading doors
- HVAC: Boilers, in-floor heat, and engineered air
- Lighting: LED
- Drainage: Trench drains and sumps
- Power: 2000 amp, 600 volt (TBC)
- Cranes:
  - (1) 25-ton, (3) 20-ton, and (6) 10-ton bridge cranes
  - (7) 2-ton jib cranes
- Year Built: 2006
- Other: Welding stations with exhaust; natural gas, oxygen, argon, and compressed air throughout; paint facility and blast shop

*20,000 SF fabrication bay with  
1.4 acres available*





For Lease

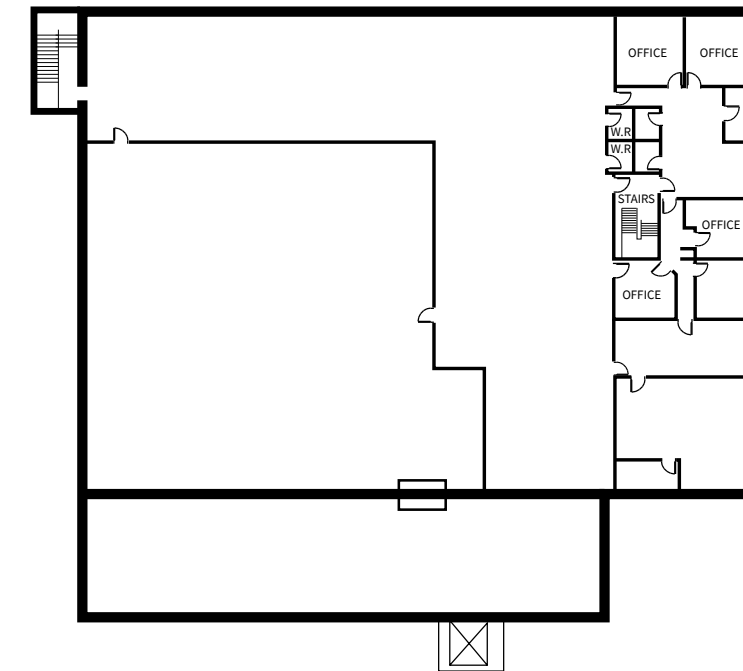
# OFFICE/WAREHOUSE DETAILS

Available  
Immediately

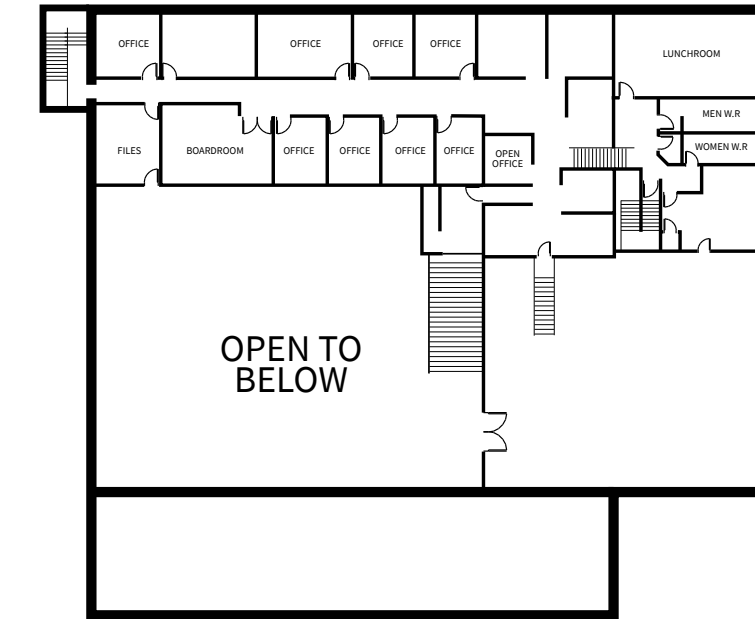
- Building Area: 26,382 square feet
- Loading: (5) grade loading doors
- Wash Bay: Drive-thru, trench drain, metal halide lighting, with Landa pressure washing unit
- Year Built: 1997; renovated in 2005
- HVAC:
  - Radiant tube heating
  - Forced air in office area
  - Makeup air unit
- Lighting: LED
- Sprinklered: Yes
- Power: 400 amp, 600 volt (TBC)

Second floor Available  
Imidiately

Main Floor



Second Floor



26,382 SF of leasable  
space available



Fabrication Facility



Office Building







## *A great opportunity...*

- 9,600 sf shop with 1.6 acres, plus 20,000 sf fabrication bay with 1.4 acres available
- Up to 9,632 sf of office available
- Can be leased separately
- Two 10 ton bridges each with two 5 ton hoists (28' under hook), 52' clear span in fabrication bay
- CP rail spur (can be activated)
- Up to 10" of gravel over geotextile in yard

*Unobstructed access to the  
High Load Corridor*







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