

An aerial photograph of a large industrial facility. The facility features several large white and blue warehouse-like buildings, numerous smaller yellow and blue modular units, and extensive outdoor storage areas filled with materials like sand and gravel. The facility is surrounded by green fields and a clear blue sky.

HEAVY

MANUFACTURING

2308 8 Street
Nisku, AB

FACILITY

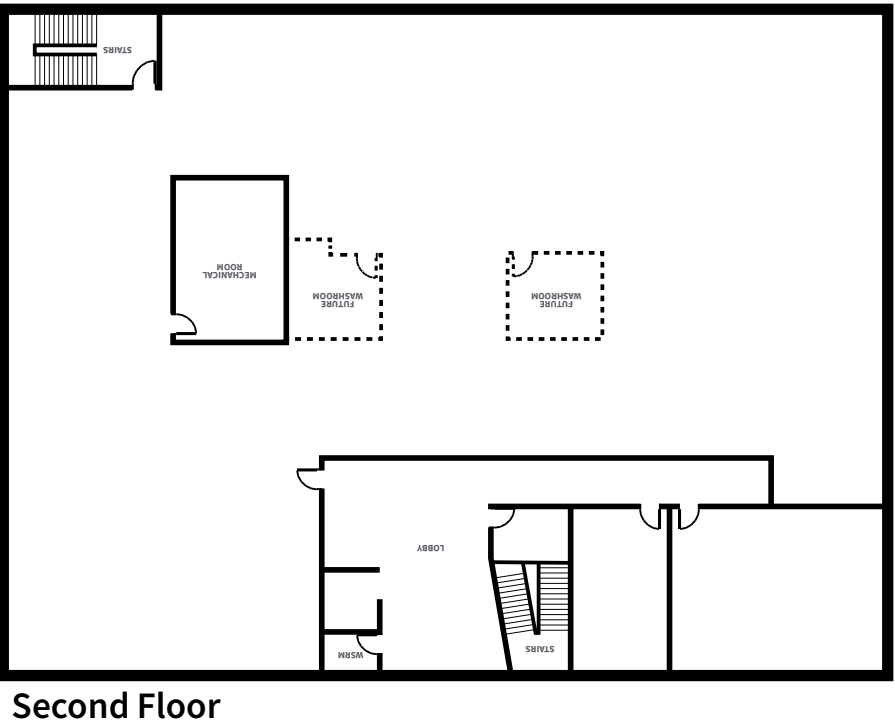
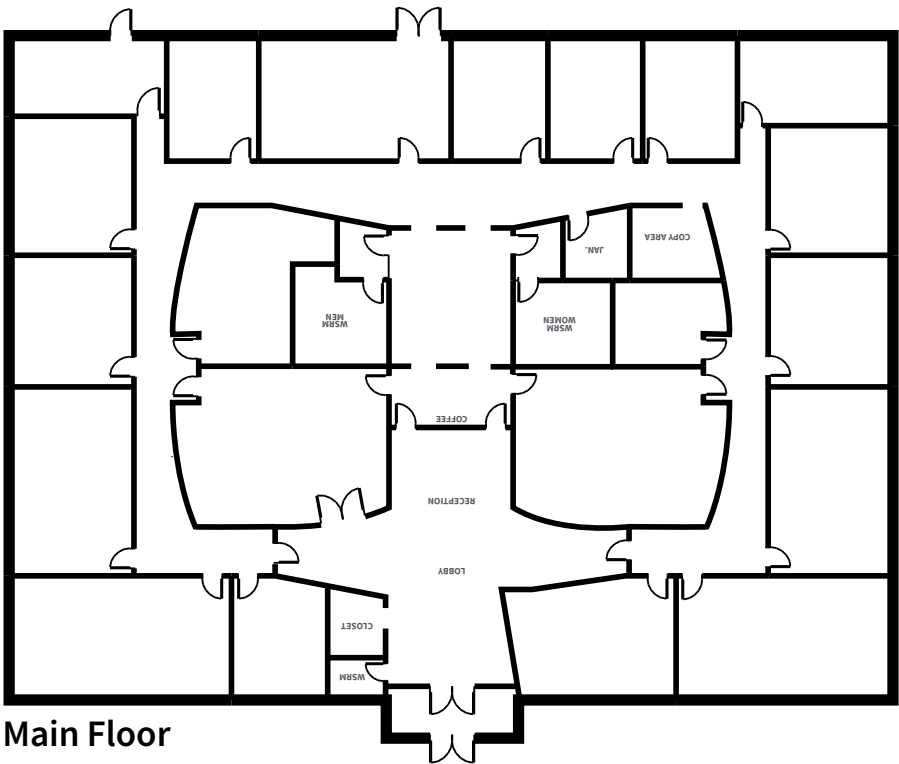
For Lease



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



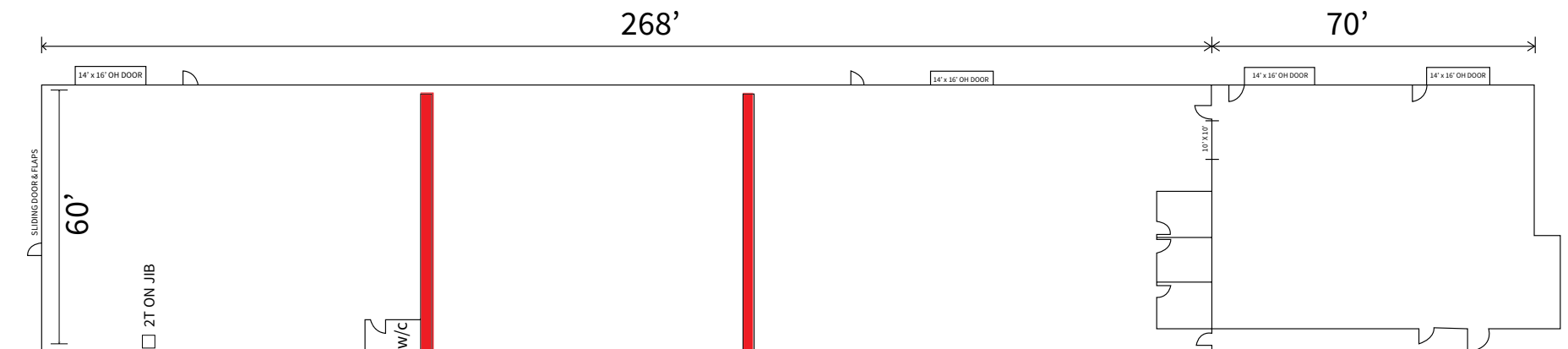
For Lease

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

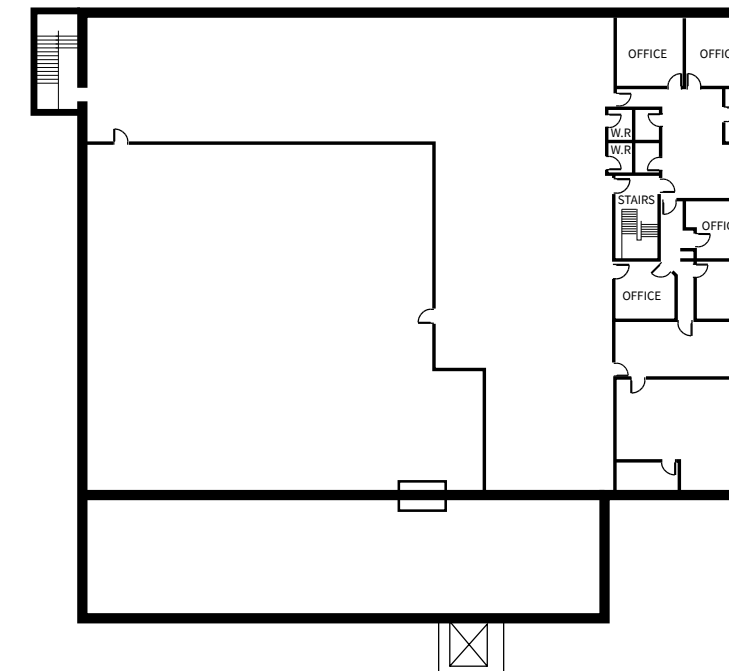
OFFICE/WAREHOUSE DETAILS

**Available
Immediately**

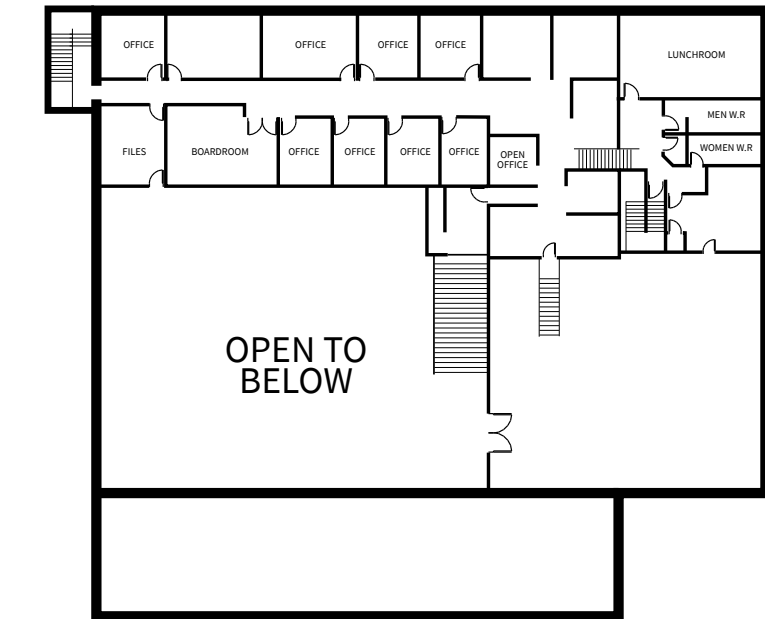
- Building Area: 26,382 square feet
- Loading: (5) grade loading doors
- Wash Bay: Drive-thru, trench drain, metal halide lighting, with Landa pressure washing unit
- Year Built: 1997; renovated in 2005
- HVAC:
 - Radiant tube heating
 - Forced air in office area
 - Makeup air unit
- Lighting: LED
-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

Second floor Available
Immediately

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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