



FOR LEASE

1711 - 9th Street

Nisku, Alberta



14,975 SQ. FT. ON 2.24 ACRES

Property Highlights

- Main Floor - Large reception area, 5 large offices, 2 washrooms and a lunchroom.
- Second floor - 4 offices, a boardroom, 2 washrooms and a lunchroom.
- Located on the High Load Corridor which provides direct access to Fort McMurray, High Level, Grande Prairie and Peace River.
- Located in the Nisku Industrial Park with excellent access to the Edmonton International Airport, Queen Elizabeth (QEII) Highway and Spine Road.



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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.



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Property Information

Market:	Nisku Industrial Park
Site Size:	2.24 acres
Lease Rate:	Market
Property Taxes:	\$27,769 (2021)

Space Breakdown

Warehouse/Shop:	±8,575 sq. ft.
First Office Floor:	±3,200 sq. ft.
Second Office Floor:	±3,200 sq. ft.
Total:	±14,975 sq. ft.

Building Description

Primary Use:	Office/Warehouse
Zoning:	IND - Industrial
Doors:	Four (4) 16' x 16' grade loading doors
Power:	TBD
Lighting:	LED
Ceiling Height:	25' (17' clear)
Cranes:	(2) 10 ton bridge cranes (1) 5 ton crane



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