



#6, 1804 4 Street, Nisku

Nisku Warehouse Bay



PROPERTY DETAILS

Address:	#6 1804 4 Street, Nisku
Legal:	Plan 8220362, Block 1, Lot 6A
Bay 6:	3,929 SF (+/-)
Mezzanine:	558 SF (+/-) (Bonus area free of rent)
Available:	Immediately
Base Rent:	\$13.50 / SF
Op Costs:	\$4.00 / SF (estimate)



PROPERTY HIGHLIGHTS

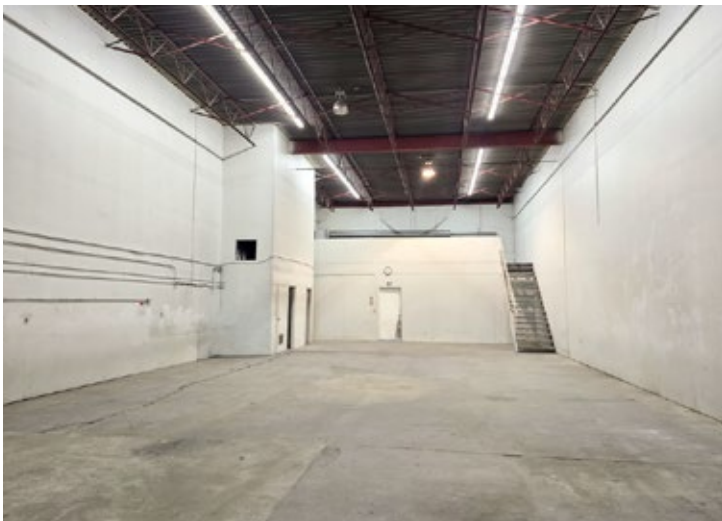
- Quick access to HWY 625 (20 Ave) & QEII HWY
- Close to amenities including restaurants, gas stations and surrounding industrial businesses
- Bay 6:
 - Small front office/showroom
 - 2 Washrooms
 - Bonus storage mezzanine
 - Upgraded LED lighting in shop
- Bay 3 also available with crane



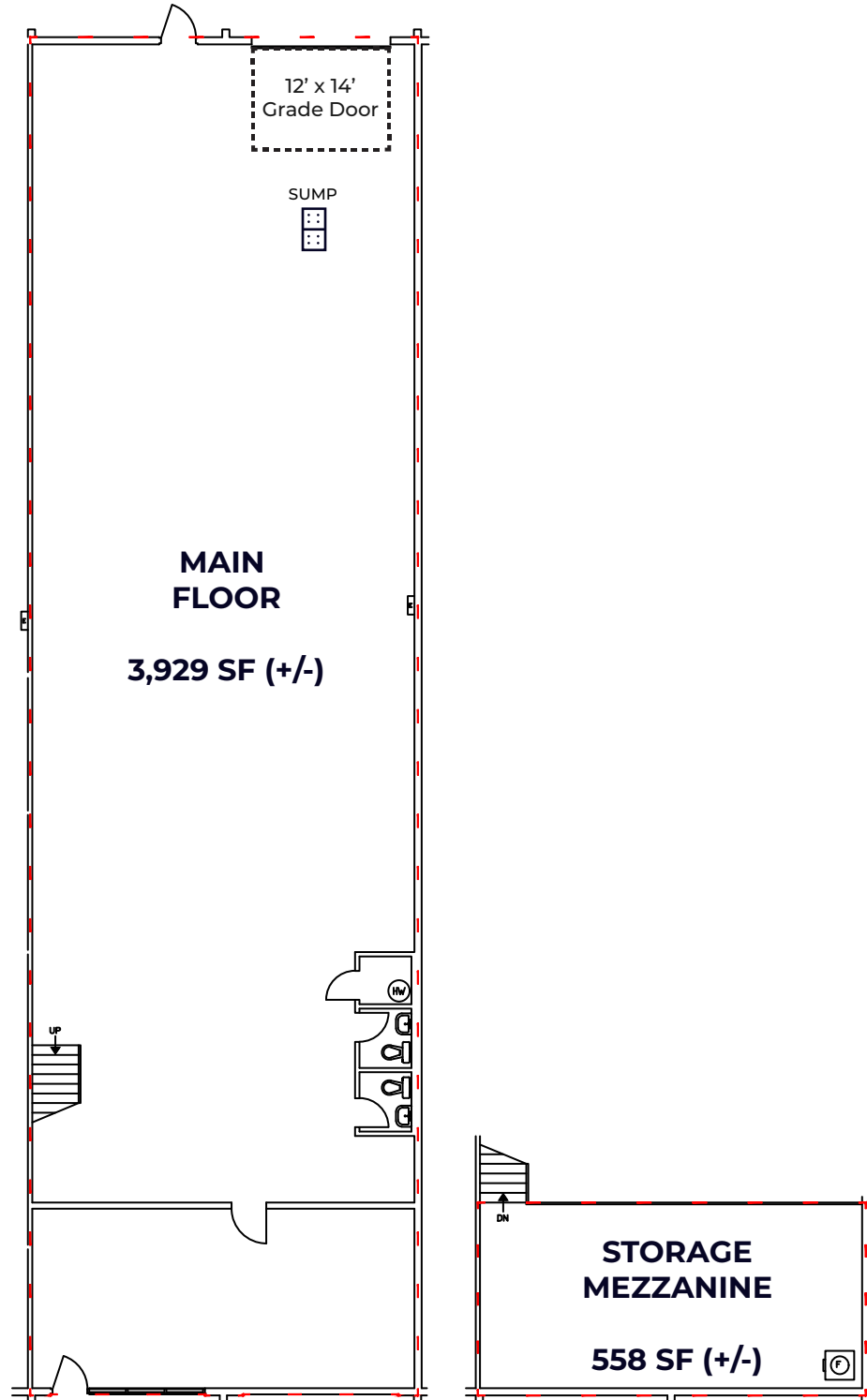
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Neighbourhood features:



BAY 6



Disclaimer: This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise. **Property details** provided are for general informational purposes only and may be subject to change without notice. While efforts are made to ensure accuracy, all information—including features, power, dimensions, availability, and other details—should be independently verified. Prospective tenants or buyers are advised to confirm all details directly with the property owner, landlord, or authorized representative before making any decisions.



PROPERTY LOCATION

#61804 4 Street, Nisku

Neighbourhood features:



BUSINESS PARK



AIRPORT



HWY ACCESS



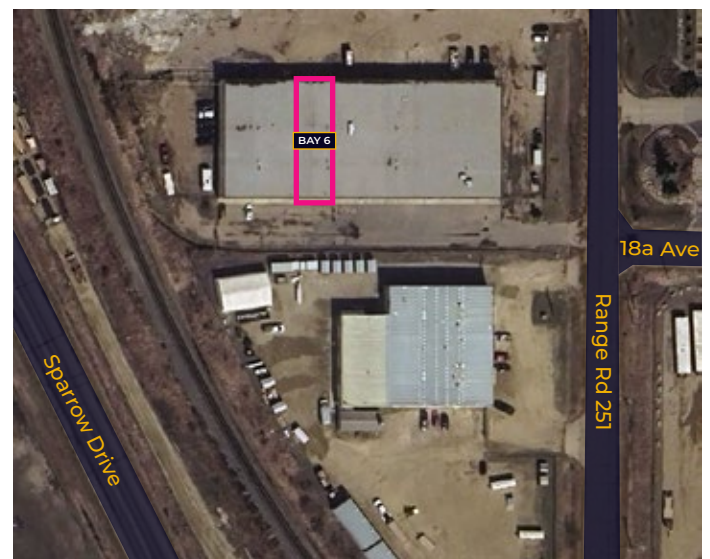
RESTAURANTS



PROPERTY DETAILS

Heat:	Forced Air Unit & Furnace
Power:	225 A / 208-120 V / 3 Phase (TBC)
Loading:	1 x 12' x 14' Manual Grade Door
Sump:	Yes
Ceiling Height:	22'
Internet:	TBC

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