

**AVISON  
YOUNG**

**For Lease**  
2303A - 8 Street  
Nisku, AB



**39,649 sf Freestanding  
Building on 4.00 Acres**

**Get more  
information**

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**Offering summary**

Legal Description: Plan 0321834; Block 1; Lot 8A

Building Size: Main Floor Office: 6,283SF  
Second Floor Office: 5,283 SF  
Shop: 28,083 sf  
**Total: 39,649 sf**

Site Size: 4.00 Acres

Zoning: IND - Industrial

Site Coverage: 15.7%

Loading: Grade (6) with electric operated lifts

Cranes: 3 ton and three (3) 10 ton cranes plus eight (8) 2-ton jibs

Power: 800 amp 480 volt and 200 amp 347/600 volt (TBC)

Operating Costs: \$1.83 PSF (2025)

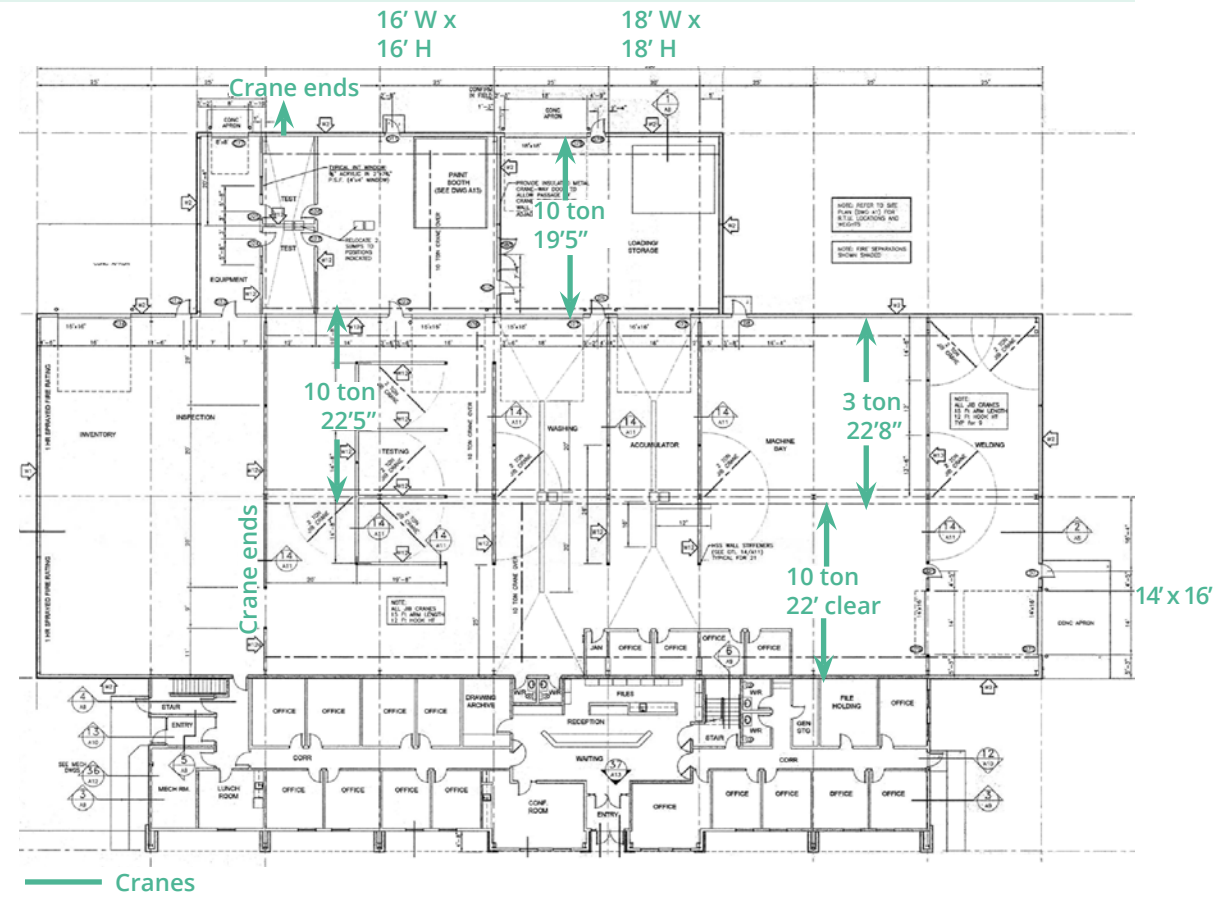
Ceiling Height: 30'

Year Built: 2004







Lease Rate: \$16.00 PSF

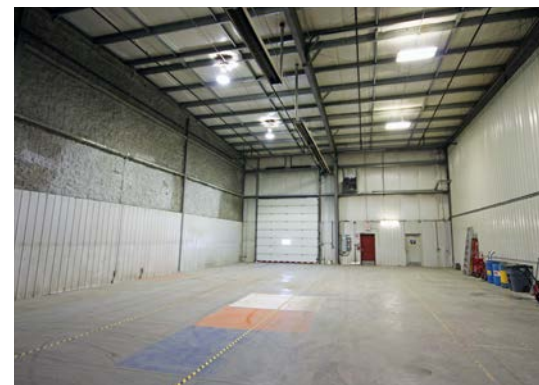
Available: October 1, 2025

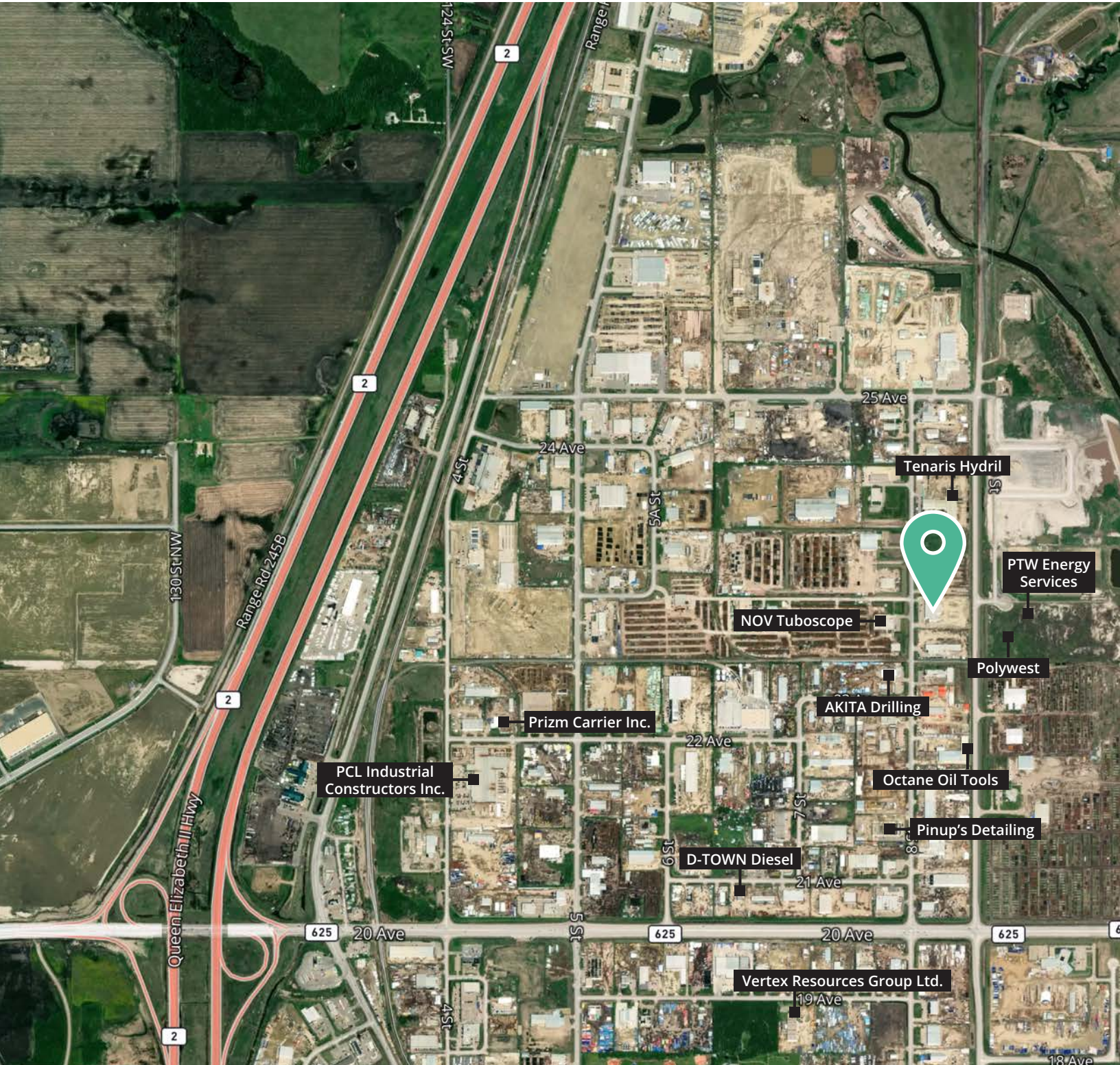
**Main floor**



**Property highlights**

-  Multiple overhead cranes (3 ton and three (3) 10 ton cranes plus eight (8) 2-ton jibs)
-  Floor drains
-  Air make up
-  Heavy Power
-  Upgraded 5MB fiber IT
-  Ample office space over 2 floors





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