

# QEII Manufacturing Facility

66,125 SF on ±22.70 Acres

3925 - 8<sup>th</sup> Street  
Nisku, Alberta

Manufacturing Building & Wash Bay/Warehouse Buildings



Wash Bay /  
Warehouse  
Building  
9,841 SF

Manufacturing  
Building  
56,284 SF

**QEII Manufacturing Facility**  
3925 - 8<sup>th</sup> Street | Nisku, Alberta



# QEII Manufacturing Facility

## Overall Property Highlights

This turn-key manufacturing facility comes complete with multiple bridge cranes ranging from 6.3-20 tonnes (interior and exterior), wash facilities, site offices/training rooms, and equipment storage areas.

The yard is prepared with the ability to withstand high traffic and heavy loads.

Legal Address	Plan 8420145; Block 1; Lot 1	
Zoning	IND - Industrial	
Site Size	±22.70 Acres	
Building Sizes	Manufacturing Building	56,284 sq. ft.
	Wash Bay/Warehouse Building	9,841 sq. ft.
	Total	±66,125 sq. ft.
Sub-Building Size	Building 4 (Excluded from GLA)	4,016 sq. ft.
Servicing	Fully serviced	
Op Costs	TBD	
Lease Rate	Starting at \$15.00 / sq. ft.	

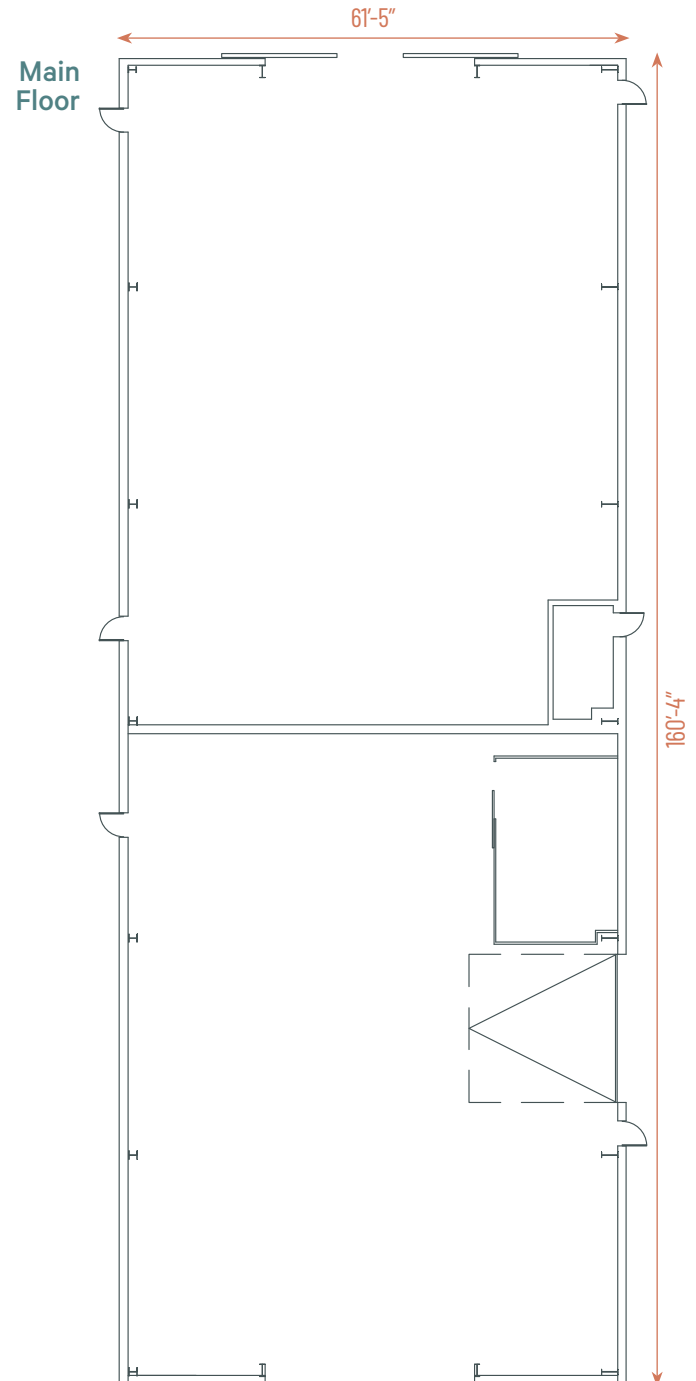
# Wash Bay / Warehouse Building

## Property Highlights

- + Was formerly utilized as a wash area with warehouse storage
- + Flow-thru 6.3-tonne crane capacity from the main building

## Building Details

Building Size	9,841 sq. ft.
Year Built	1998
Loading Doors	(1) 19' x 24' Grade (1) 18' x 18' Grade (1) 20' x 26' Grade - potential for drive-thru
Construction	Pre-engineered steel
Ceiling Height	27' Clear
Power	600 amp, 600 volt <i>*To be confirmed</i>
Heating	Forced air gas fired units & in-floor heating
Lighting	LED
Sprinklers	Yes
Sumps	Yes



# Manufacturing Building

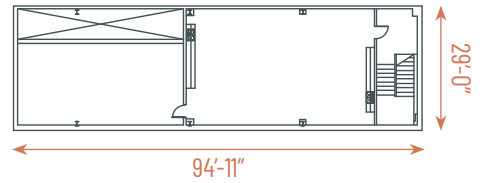


## Building Details

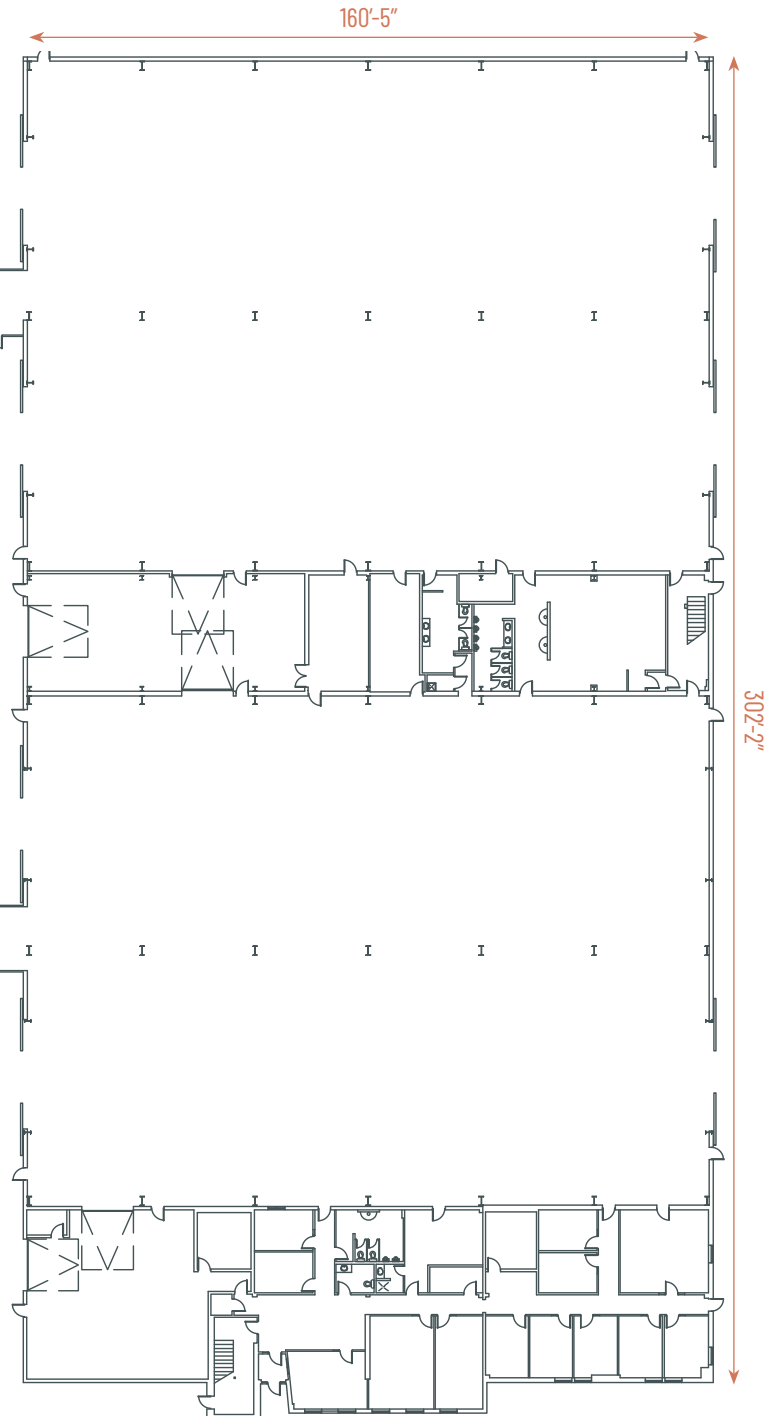
Building Size	56,284 sq. ft.
Year Built	1998; 2008 expansion
Loading Doors	East Building: 24' x 20' Grade West Building: 26' x 20' Grade
Construction	Pre-engineered steel
Ceiling Height	20'
Power	1,600 amp, 347/600 volt, 3-phase <i>*To be confirmed</i>

Heating	Radiant tube
Lighting	LED
Sumps	2-stage sumps
Cranes	East Building (3) 6.3-ton bridge (3) 10-ton bridge
	West Building (gantry into south building) (4) 6.3-ton bridge (2) 10-ton bridge 20' under hook

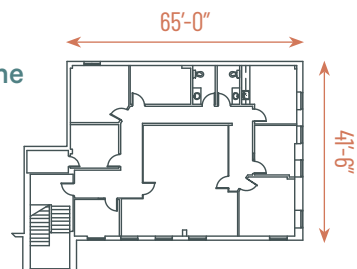
Mezzanine



Main Floor



Mezzanine



## Property Highlights

- + Air and gas lines throughout both buildings
- + Welding and make-up air ventilation
- + Vehicle exhaust snorkels
- + Fibre internet service
- + Exterior Cranes
  - North: 6.3-ton and 10,000kg
  - South: 20-ton and 10,000kg

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\*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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