

QEII Wash Bay & Warehouse Building

9,841 SF with Available Yard Space

3925 - 8th Street
Nisku, Alberta

Excellent Opportunity for Users Requiring Excess Yard



Wash Bay /
Warehouse
Building
9,841 SF

8 Street

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The Opportunity

Overall Property Highlights

This wash bay / warehouse building features three grade level doors with the opportunity for drive-thru access, 27' clear ceiling height, and LED lighting.

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
Building Size	9,841 sq. ft.
Sub-Building 4 Size	4,016 sq. ft. (Excluded from GLA)
Servicing	Fully serviced
Yard Space	Available
Op Costs	TBD
Lease Rate	Starting at \$15.00 / sq. ft.

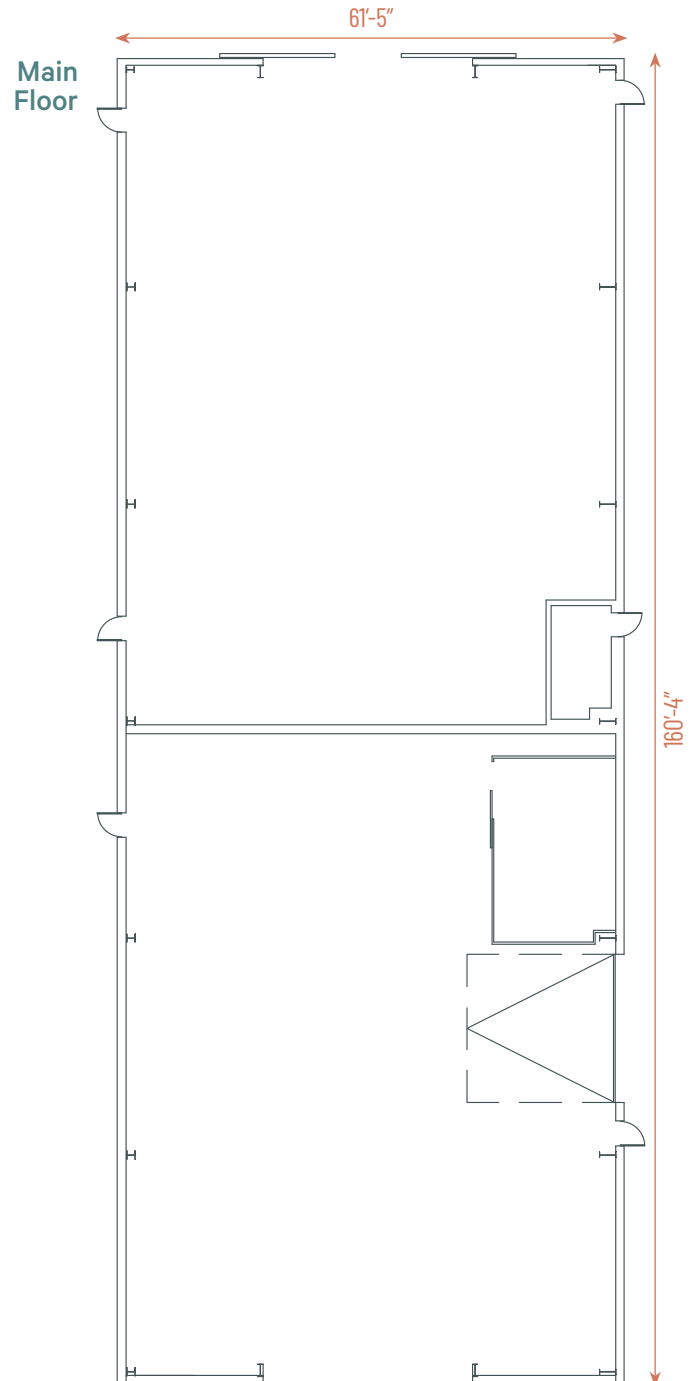
Wash Bay / Warehouse Building

Property Highlights

- + Was formerly utilized as a wash area with warehouse storage
- + Shared site access with the main building

Building Details

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



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Contact Us

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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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41 Business Park
Existing Building 1:
366,932 SF
Future Building 2:
302,156 SF
Q2 2026

SITE

Southport Crossing

Border Business Park

QEII Business Park

Monarch Business Park

30 Ave

20 Ave

Nisku

Edmonton International Airport

Airport Rd

Nearby Employee Services

① South Edmonton Common

② Variety of Hotel Options