



2201 8 Street, Nisku

45,083 SF w/ MULTIPLE CRANES



PROPERTY DETAILS

Address:	2201 8 Street, Nisku
Legal:	Plan 7722692 Block 5 Lot 3
Zoning:	IND - Industrial
Site Size:	3.76 acres
Building Size:	45,083 SF (+/-)
Office Size:	6,000 SF (+/-)
Shop Size:	39,083 SF (+/-)
Lease Rate:	\$16.00 / SF
Taxes:	\$56,318.38 (2023)
Term Expiry:	June 30, 2027



PROPERTY HIGHLIGHTS

- Convenient access via Highway 19 (South) and Nisku Spine Road (East)
- Quick connections to QEII Highway and Anthony Henday Ring Road
- 40,000 CFM make-up air unit
- Four 10-ton cranes & three 5-ton cranes
- Exterior craneway
- Nine grade-level loading doors
- Compressed air lines distributed throughout the shop
- Newly renovated office facilities

AERIAL TOUR



Jim McKinnon
 Broker / Partner
 780-719-8183
 jim@aicrecommercial.com

Erin Oatway
 Partner / Associate
 780-218-7585
 erin@aicrecommercial.com

Property features:



HIGH CEILING



POWER



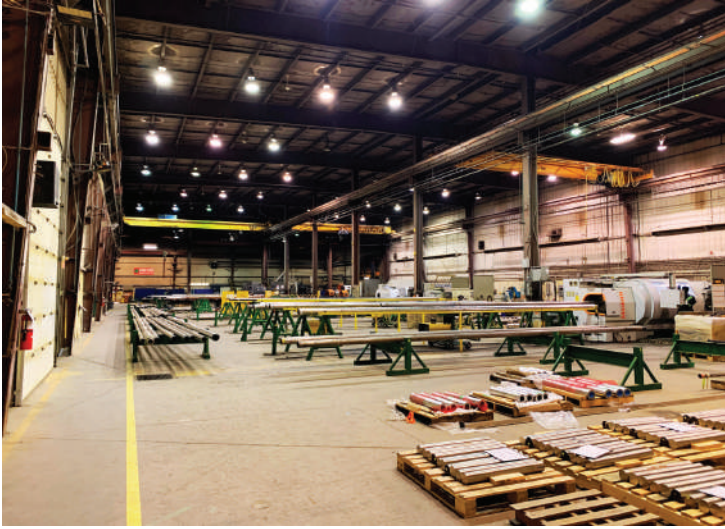
LOADING



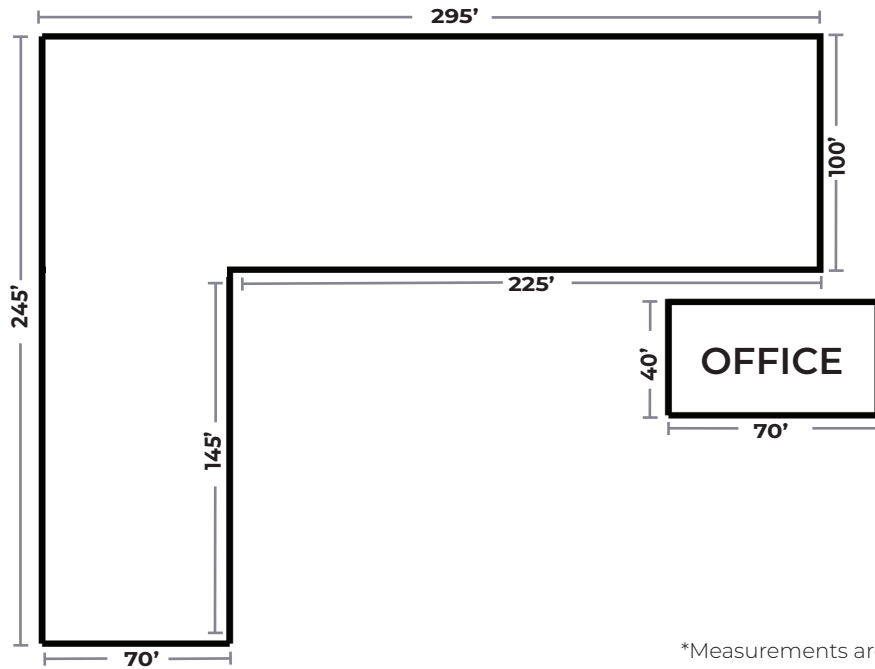
CRANES



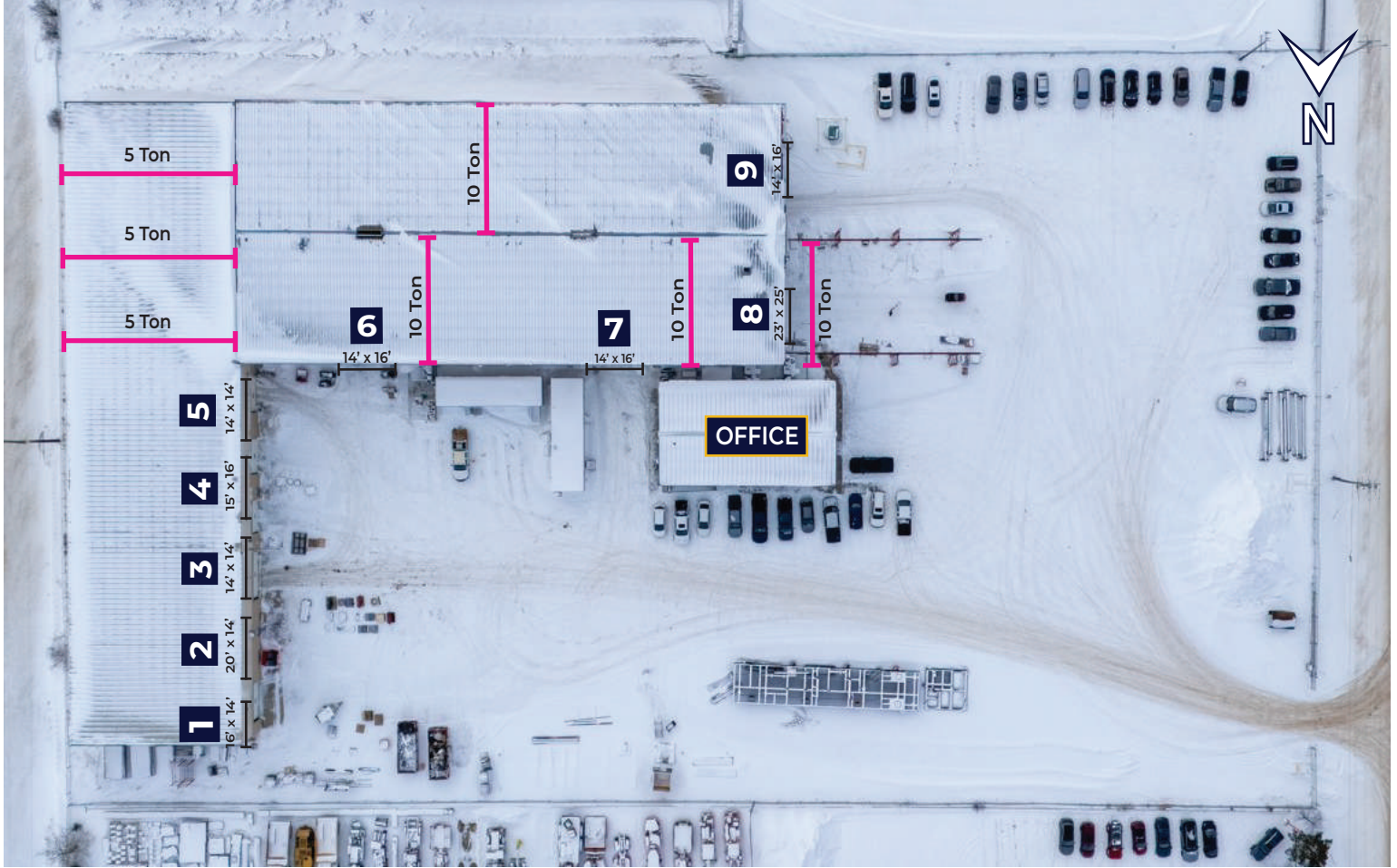
Property features:



FLOOR PLAN



*Measurements are approximate



 **PROPERTY
DETAILS**

Loading:	9 Grade Doors
Ceiling Height:	31' clear
Overhead Cranes:	(4) 10 - Ton (3) 5 - Ton 23' hook height
Power:	600 amp 600 volt 3 phase 4 wire (TBC) 400 amp 600 volt 3 phase 4 wire (TBC)
Year Built:	1979 (Original Shop) 1996/98 (Shop Expansion) 2011 (Office Building)

 **LOADING
DETAILS**

Door 1:	16' x 14'
Door 2:	20' x 14'
Door 3:	14' x 14'
Door 4:	15' x 16'
Door 5:	14' x 14'
Door 6:	14' x 16'
Door 7:	14' x 16'
Door 8:	23' x 25'
Door 9:	14' x 16'



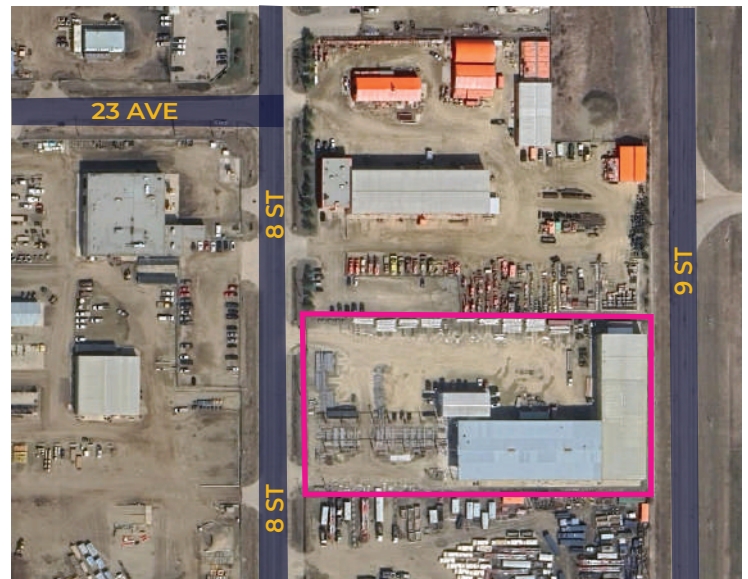
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NEIGHBORHOOD HIGHLIGHTS

- Situated in Nisku Industrial Park, one of Western Canada's largest and most active business hubs.
- Quick connectivity to QEII Highway, Highway 625, and Airport Road, ideal for logistics and distribution.
- Just minutes away from YEG Airport, providing easy access to national and international markets.
- Established area with a strong presence of manufacturing, warehousing, and oilfield services.
- Restaurants, gas stations, hotels, and business services available in close proximity



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