



1211 8A STREET, NISKU

**Freestanding Industrial
w/ Cranes & Heavy Power**



PROPERTY DETAILS

Address:	1211 8A Street, Nisku
Legal:	Plan 9620143; Block 8; Lot 26A
Zoning:	IND (Industrial)
Lot Size:	4.7 Acres (+/-)
Building Size:	17,000 SF (+/-)
Shop Size:	9,000 SF (+/-)
Office Size:	8,000 SF (+/-)
Cold Storage:	2,500 SF (+/-)
Undercover Craneway:	9,000 SF (+/-)
Utilities:	Tenant Responsible
Op Costs:	\$4.50 / SF - TBC (2026 est.)
Base Rent:	\$23.00 / SF
Available:	August 1, 2026



PROPERTY HIGHLIGHTS

- Drive through shop with 24' clear height
- 300' craneway (all undercover) with 3 x 10 Ton cranes
- Heavy power with air make-up
- Easy access to QE 2 and Highway 625 (High Load Corridor)
- Suits a wide range of industrial users from manufacturing, fabrication and energy / oilfield service
- Additional cold storage building
- Landlord willing to enclose craneway (cost TBD)

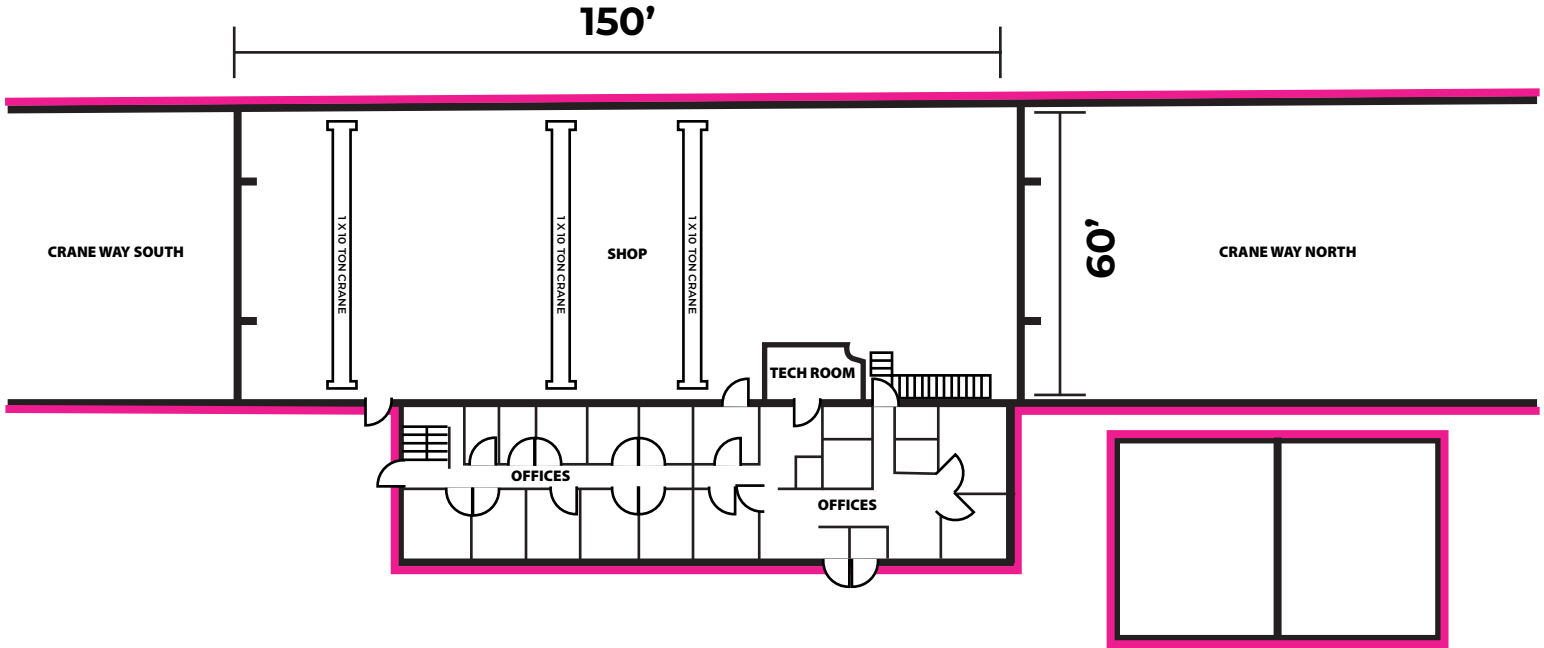


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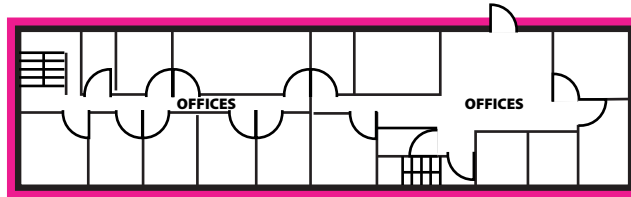
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MAIN FLOOR



SECOND FLOOR



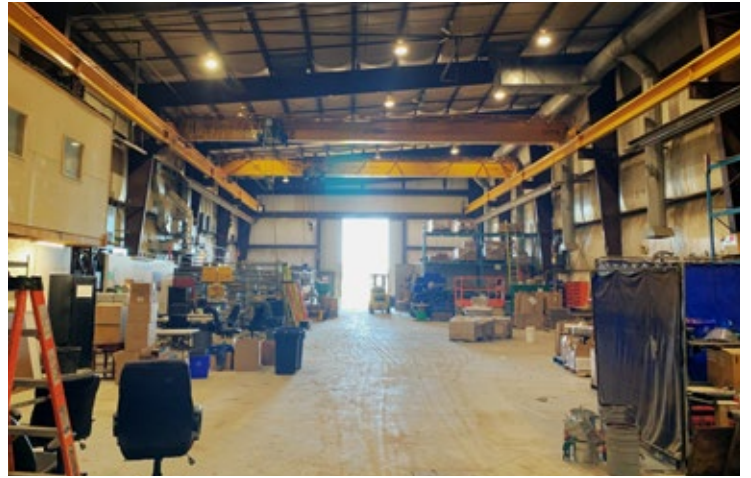
PROPERTY DETAILS

Yard:	Fenced & Gated
Heat:	Radiant
Power:	120-208 V / 480 V / 347-600 V / 800 Amp / 3 Phase (TBC by Tenant)
Loading:	2 x 20' x 22' Loading Grade Doors
Ceiling Height:	27' Clear
Crane:	3 x 10 Ton (Includes 300' Undercover Craneway)
Under Bridge:	24'
Underhook Height:	22'
Make-up Air:	Yes - RTU
Sump:	Yes



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 features:



Neighbourhood features:



NEIGHBORHOOD HIGHLIGHTS

- **Prime Location in Leduc Business Park:** Situated in a well-established industrial hub with easy access to major transportation routes.
- **Access to Major Highways:** Quick access to Highway 2, Highway 39, and the QEII Highway, connecting to Edmonton, Nisku, and other major Alberta regions.
- **Growing Industrial and Commercial Area:** Surrounded by a diverse range of businesses, making it ideal for manufacturing, logistics, and warehousing.
- **Nearby Amenities:** Close to hotels, restaurants, and service stations, providing convenience for employees and business operations.

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