



For Lease

8th Street Manufacturing Shop

1512 8th Street | Nisku, AB

±35,496 SF shop on ±7.43 acres

- Clear span shop and good power
- Two access/egress points into well manicured yard
- 13,000 CFM make-up air unit currently installed
- Office space to be built-to-suit for the next Tenant

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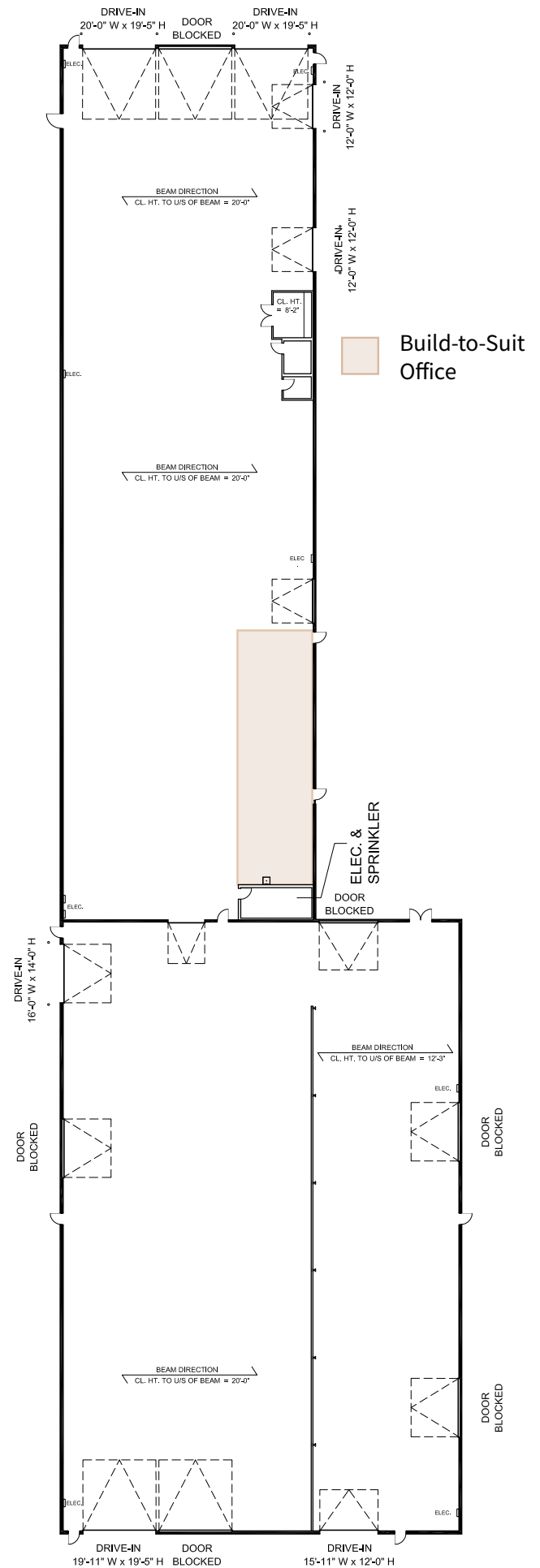
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Property Details

Building Name	Nisku Freestanding Building
Address	1512 8 Street, Nisku
Legal Description	Plan: 0620739; Block: 7; Lot: 8
Market	Nisku
Available	May 1, 2025
Lease Rate PSF	\$11.50
Op. Costs	\$2.19
Year Built	~1980
Building Size	35,496 SF
Site Size	~7.43 Acres
Site Coverage Ratio	~11%
Leasable Area	35,496 SF

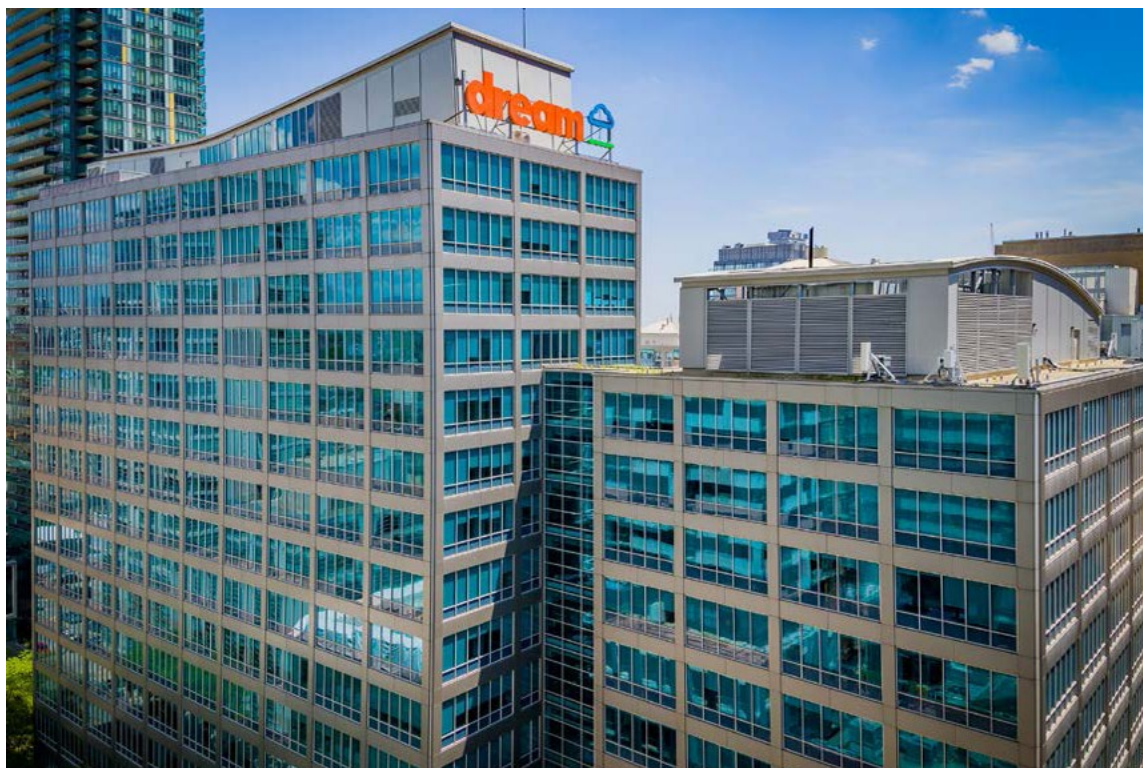
Zoning	IND - Industrial
Yard	Fully graveled & fenced
Construction	Insulated Metal Panel
Ceiling Height	20'
Power	600 Amps, 120/208 V (TBC by Tenant)
Loading	Grade - up to 14 doors
Occupancy	Immediately
Other features	13,000 CFM make-up air unit currently installed
	Office space to be built-to-suit for the next Tenant

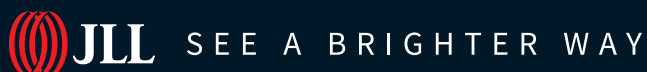
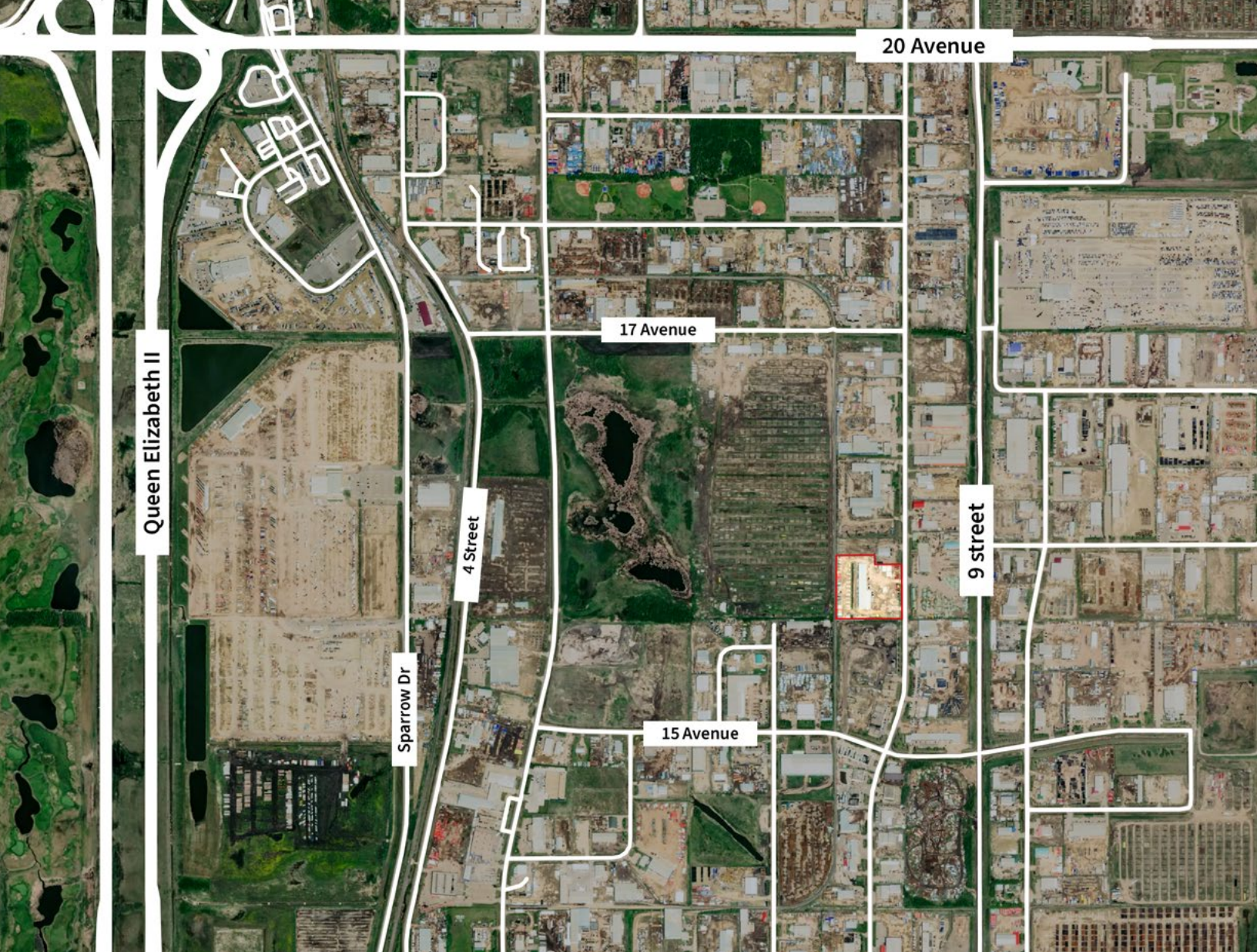




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