

Price Reduced to \$5,100,000



For Sale & Lease

*35,239 SF shop facility on 5.61 acres
and 7,000 SF quonset on 2.99 acres*

- Separately titled parcels allow the two facilities and land to be purchased or leased individually or as one
- Large portion of the site is concrete with newer asphalt parking area for over 100 vehicles
- Security features include cameras, alarms, and yard lighting
- Power, upgraded compressor lines, and fall restraint systems throughout the shop
- Upgraded office and employee areas with change rooms, lunch rooms, and training facilities

Altafab 8th Street Facility

1507 8 Street
Nisku, AB

David Kraus

Senior Vice President
+1 780 328 0068
david.kraus@am.jll.com

Darryl McGavigan

Senior Vice President
+1 780 328 0064
darryl.mcgavigan@am.jll.com





Property Details

- Building Area: 35,329 square feet
- Site Area: 5.61 acres
- Legal Description: Plan 7821344, Block 8, Lots 11 & 12
- Zoning: IND - Industrial
- Power: 400 amp, 600 volt, 3 phase (TBC)
- Heating: Radiant tube, forced air, air exchange
- Lighting: T5 and mercury vapour
- Sprinklered: Yes
- Loading:
 - (5) 16' x 18' grade doors
 - (3) 10' x 12' grade doors
 - (1) exterior dock door
- Ceiling Height: 23 - 27'5" under truss
- Crane: One 5-ton bridge crane
- Chattels include lunch room and office trailers



Sale / Lease Details

- Sale Price: \$4,250,000
- Lease Rate: \$9.75 PSF
- Op. Costs: TBD
- Available: Immediately



Property Details

- Building Area: 7,000 square feet
- Site Area: 2.99 acres
- Legal Description: Plan 7821344, Block 8, Lot 13
- Zoning: IND - Industrial
- Power: TBC
- Heating: Radiant tube
- Lighting: T5
- Sprinklered: No
- Loading:
 - (1) 14' x 16' grade door
 - (1) 18' x 16' grade door
- Ceiling Height: 27' at peak
- Floor: Concrete
- Parking: Paved surface parking



Sale / Lease Details

- Sale Price: \$1,300,000
- Lease Rate: \$0.65 PSF
- Op. Costs: TBD
- Available: Immediately



*Excellent access to the Nisku Spine
Road and QEII Highway*

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Senior Vice President
+1 780 328 0068
david.kraus@am.jll.com

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Senior Vice President
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JLL Edmonton Industrial

Suite 2101 TD Tower
10088 102 Ave. NW
Edmonton, AB, T5J 2Z1

