



# For Sale or Lease

**35,239 square foot shop facility on  
8.60 acres in the heart of Nisku**

- Freestanding, well-equipped shop facility with a fully fenced, developed, and secure site
- Large portion of the site is concrete with a newer asphalt parking area with over 100 vehicles
- Security features include cameras, alarms, and yard lighting
- Power, upgraded compressor lines, and fall-restraint systems throughout the shop
- Upgraded office area plus employee areas with change rooms, lunch rooms, and training facilities
- Excellent access to the Nisku Spine Road and QEII Highway

**Altafab Travco Facility  
1507 8 Street, Nisku, AB**

**David Kraus**

+1 780 328 0068

[david.kraus@am.jll.com](mailto:david.kraus@am.jll.com)

**Darryl McGavigan**

+1 780 328 0064

[darryl.mcgavigan@am.jll.com](mailto:darryl.mcgavigan@am.jll.com)

**Adam Butler**

+1 780 328 0065

[adam.butler@am.jll.com](mailto:adam.butler@am.jll.com)

**Jim Bijou**

+1 780 328 2551

[jim.bijou@am.jll.com](mailto:jim.bijou@am.jll.com)

**Andres Mateluna**

+1 780 328 2557

[andres.mateluna@am.jll.com](mailto:andres.mateluna@am.jll.com)



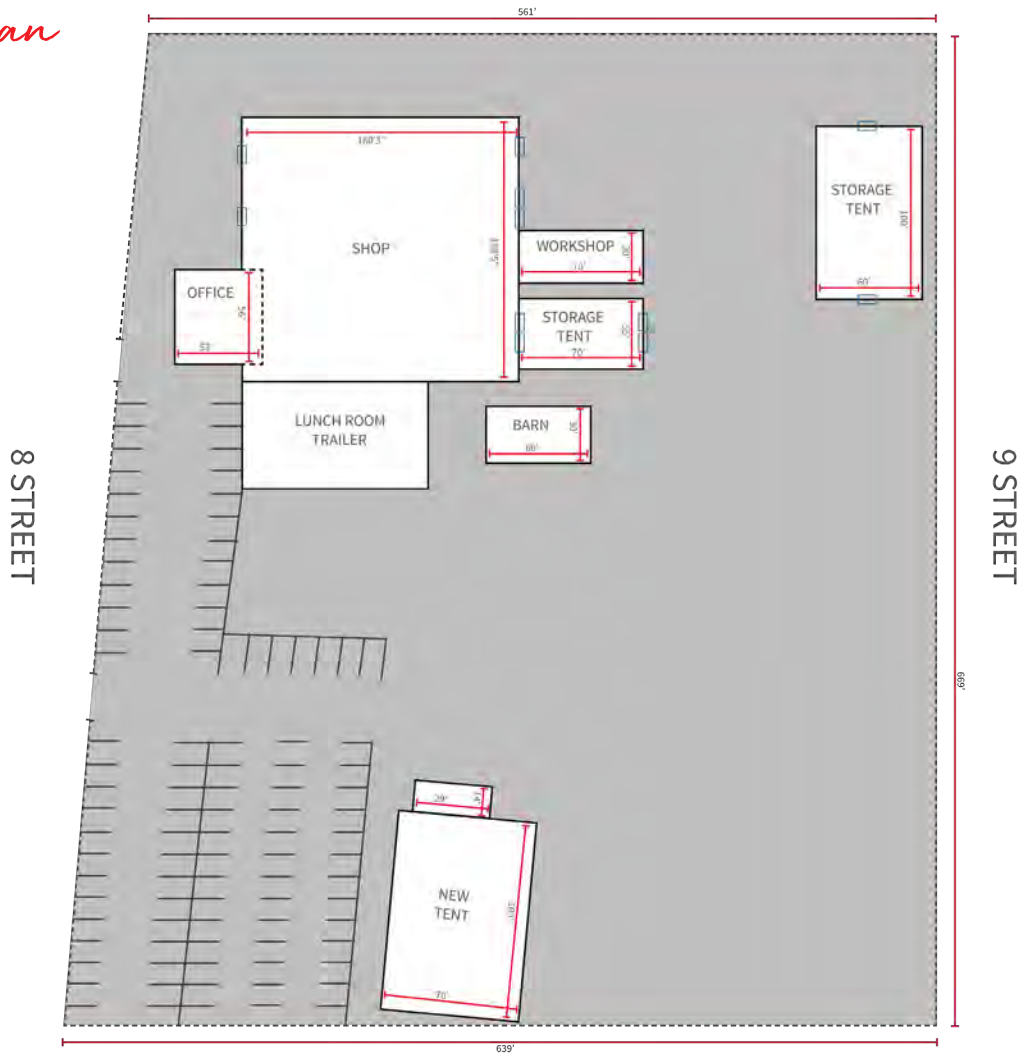
## *Property Details*

- Building Area: 35,329 square feet
- Yard Area: 8.60 acres
- Site Coverage: 9%
- 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:
  - Five 16' x 18' grade doors
  - Three 10' x 12' grade doors
  - One exterior dock door
- Ceiling Height: 23 - 27'5" under truss
- Crane: One 5-ton bridge crane
- Chattels include lunch room and office trailers





# Floor Plan



\*All dimensions are approximate



## Sale & Lease Details

Sale Price: \$6,300,000

Lease Rate: \$12.00 per square foot

Op Costs: TBD

Available: Immediately





## Contact the Edmonton Industrial Sales & Leasing Team

**David Kraus**

Senior Vice President

+1 780 328 0068

[david.kraus@am.jll.com](mailto:david.kraus@am.jll.com)

**Adam Butler**

Vice President

+1 780 328 0065

[adam.butler@am.jll.com](mailto:adam.butler@am.jll.com)

**Andres Mateluna**

Senior Associate

+1 780 328 2557

[andres.mateluna@am.jll.com](mailto:andres.mateluna@am.jll.com)

**Karrone Young**

Marketing Coordinator

+1 780 328 2583

[karrone.young@am.jll.com](mailto:karrone.young@am.jll.com)

**Darryl McGavigan**

Senior Vice President

+1 780 328 0064

[darryl.mcgavigan@am.jll.com](mailto:darryl.mcgavigan@am.jll.com)

**Jim Bijou**

Senior Vice President

+1 780 328 2551

[jim.bijou@am.jll.com](mailto:jim.bijou@am.jll.com)

**Ashley Hodgins**

Brokerage Coordinator

+1 780 328 0069

[ashley.hodgins@am.jll.com](mailto:ashley.hodgins@am.jll.com)

**Daniel Toumine**

Research Analyst

+1 780 328 0070

[daniel.toumine@am.jll.com](mailto:daniel.toumine@am.jll.com)

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