



# For Sublease

## Freestanding shop facility in Nisku ideal for manufacturing or service operations

- 23,786 square foot shop, office, and warehouse facility situated on 5.09 acre gravel, fully compacted, secured site
- 3,150 square foot modern office area includes private offices, boardroom, and common areas
- Multiple cranes in shop area
- Multiple grade loading doors
- Multiple quonsets on site available for subtenant use
- Sublease expires December 31, 2021

### **Brock Building** 2311 5A Street, Nisku

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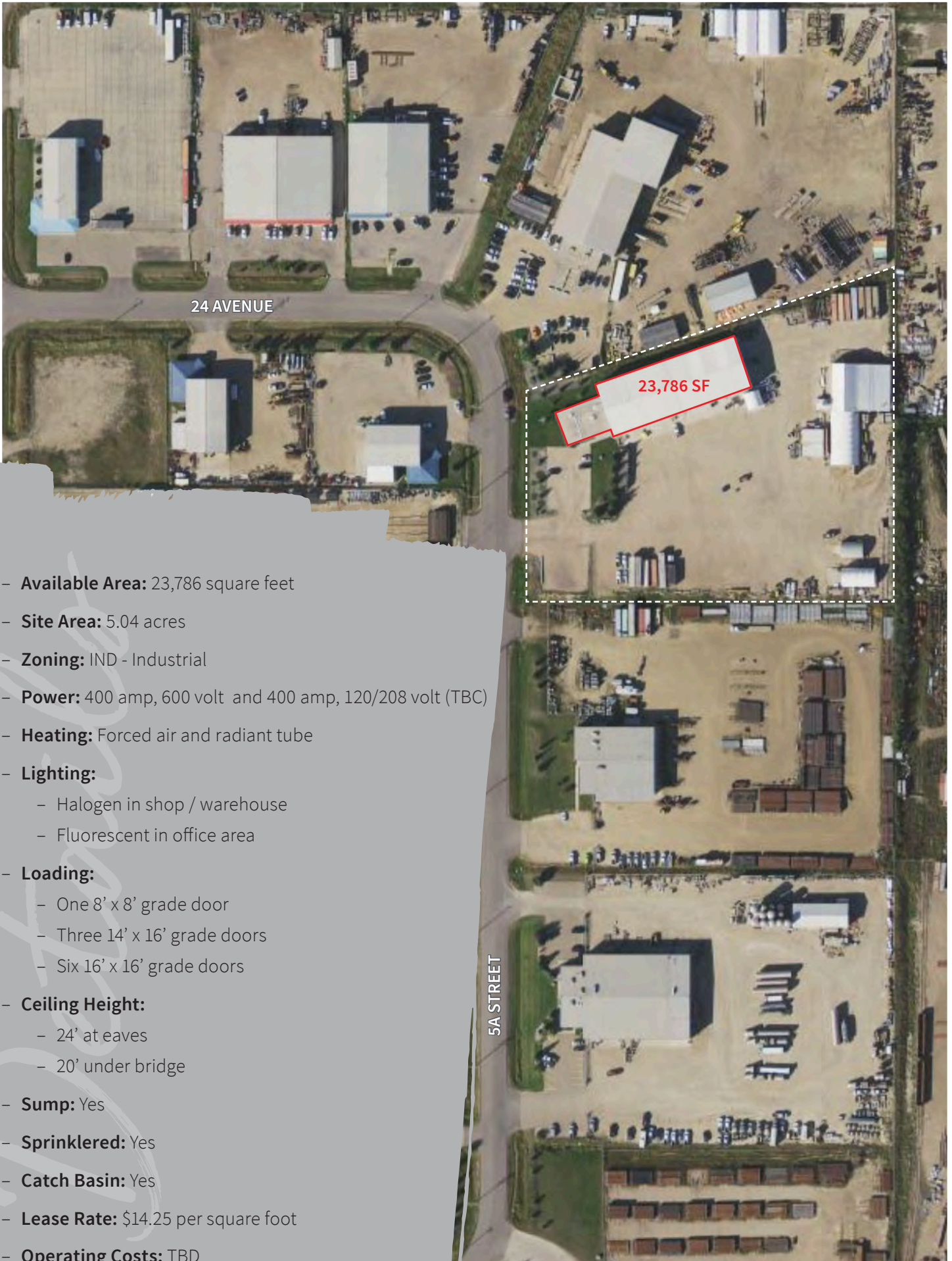
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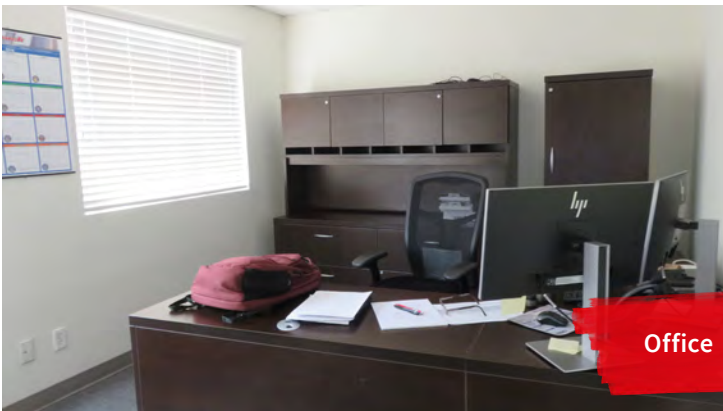
- **Available Area:** 23,786 square feet
- **Site Area:** 5.04 acres
- **Zoning:** IND - Industrial
- **Power:** 400 amp, 600 volt and 400 amp, 120/208 volt (TBC)
- **Heating:** Forced air and radiant tube
- **Lighting:**
  - Halogen in shop / warehouse
  - Fluorescent in office area
- **Loading:**
  - One 8' x 8' grade door
  - Three 14' x 16' grade doors
  - Six 16' x 16' grade doors
- **Ceiling Height:**
  - 24' at eaves
  - 20' under bridge
- **Sump:** Yes
- **Sprinklered:** Yes
- **Catch Basin:** Yes
- **Lease Rate:** \$14.25 per square foot
- **Operating Costs:** TBD



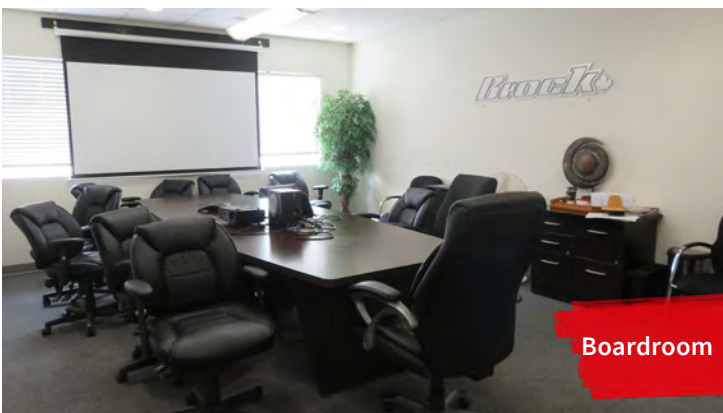
# Photos



Shop



Office



Boardroom



Shop

OPEN HIGHWAY

Brock Building

5 STREET

HIGHWAY 625

## Contact the Edmonton Industrial Sales & Leasing Team

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