



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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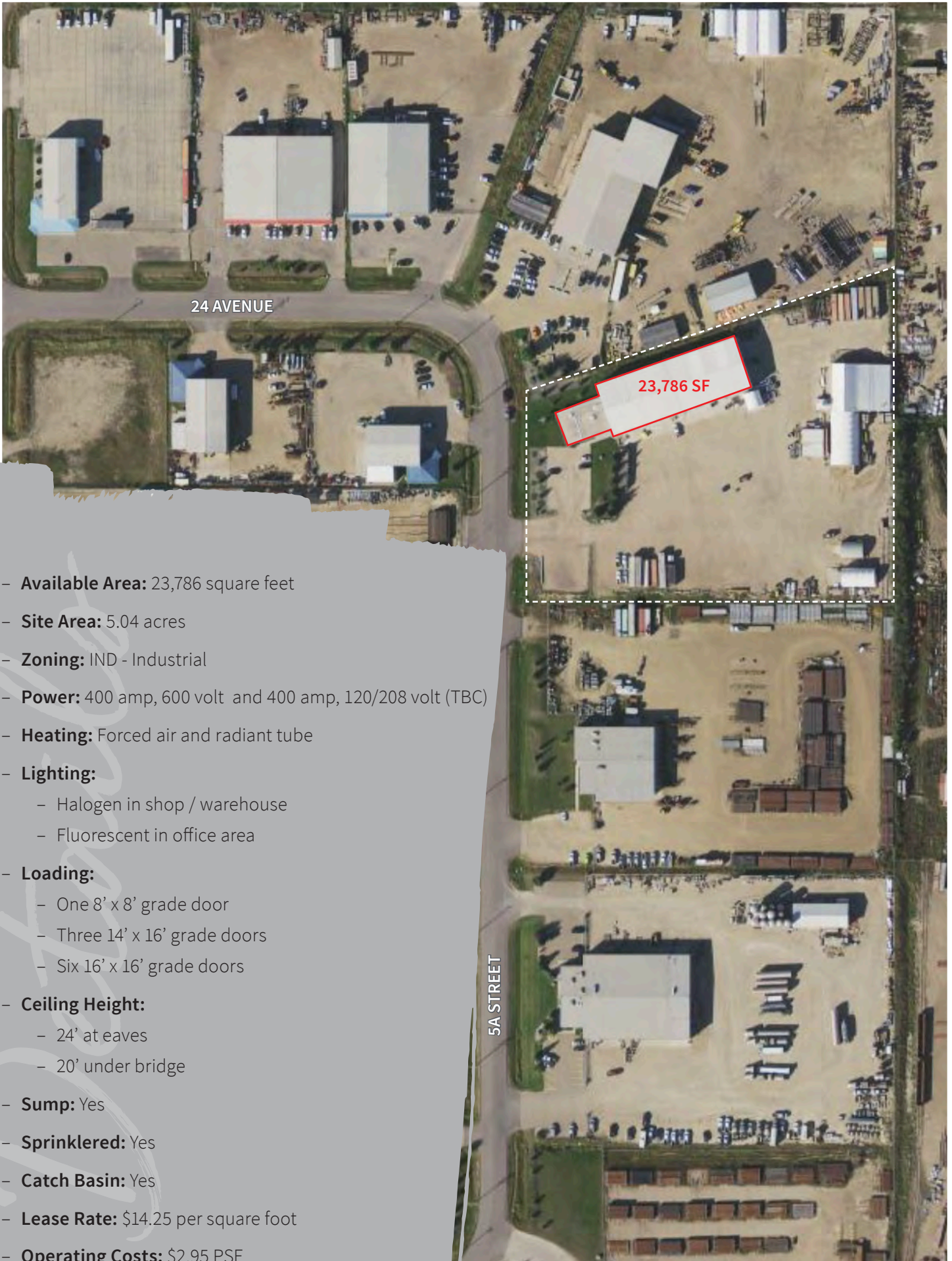
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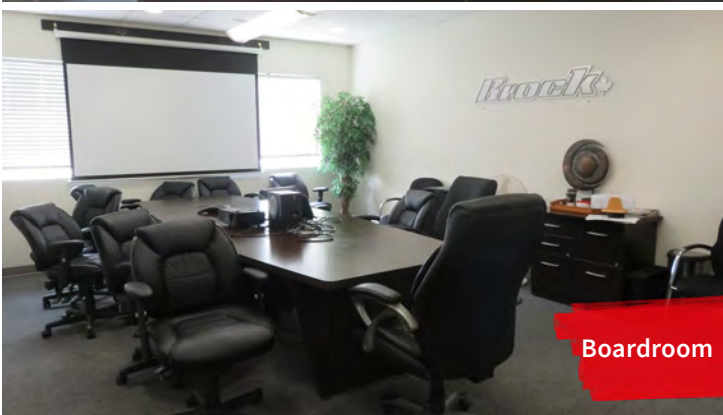
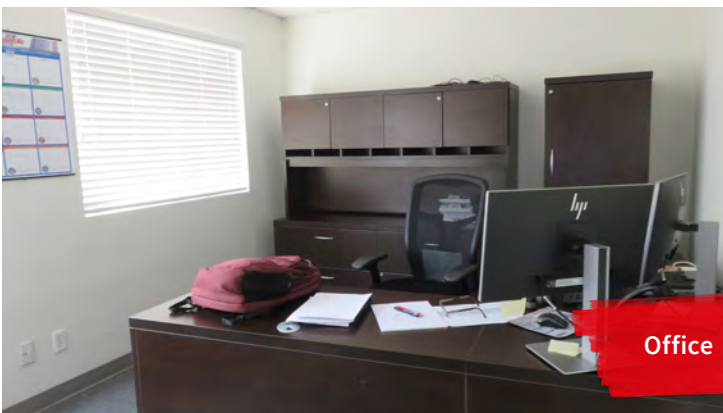
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- **Available Area:** 23,786 square feet
- **Site Area:** 5.04 acres
- **Zoning:** IND - Industrial
- **Power:** 400 amp, 600 volt and 400 amp, 120/208 volt (TBC)
- **Heating:** Forced air and radiant tube
- **Lighting:**
 - Halogen in shop / warehouse
 - 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:** \$2.95 PSF

Photos



OPEN HIGHWAY

Brock Building

5 STREET

HIGHWAY 625

Contact the Edmonton Industrial Sales & Leasing Team

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