CUSHMAN & WAKEFIELD
Edmonton

FOR LEASE



MOVE-IN READY SPACE WITH:

WAREHOUSE WITH FULLY BUILT OUT OFFICE OVER TWO FLOORS

EXPOSURE TO SPINE ROAD

SPINE ROAD II

3409 13 Street, Nisku AB

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OVERVIEW







PROPERTY DETAILS

MUNICIPAL ADDRESS	3409 13 STREET
ZONING	GI - GENERAL INDUSTRIAL
BUILDING SIZE	1,300 SF OFFICE 5,000 SF WAREHOUSE **6,300 SF TOTAL**
AVAILABILITY	NOVEMBER 1
POWER	200 AMP, 208 VOLT, 3 PHASE (TBC BY TENANT)
LOADING	(1) 16'X16' GRADE (POWERED)
LIGHTING	LED
HEATING	FORCED AIR
SUMPS	(1) IN WAREHOUSE
LEASE RATE	STARTING AT $16.00 /SF
OPERATING COSTS	$3.75 /SF
CLEAR HEIGHT	26' TO DECK

PROPERTY HIGHLIGHTS

- Multiple offices over two floors
- *Office includes:*
  boardroom and lunchroom with dishwasher, microwave & fridge
- High-end finishes throughout
- Parts storage area
- Secured & paved yard

PROPERTY PHOTOS

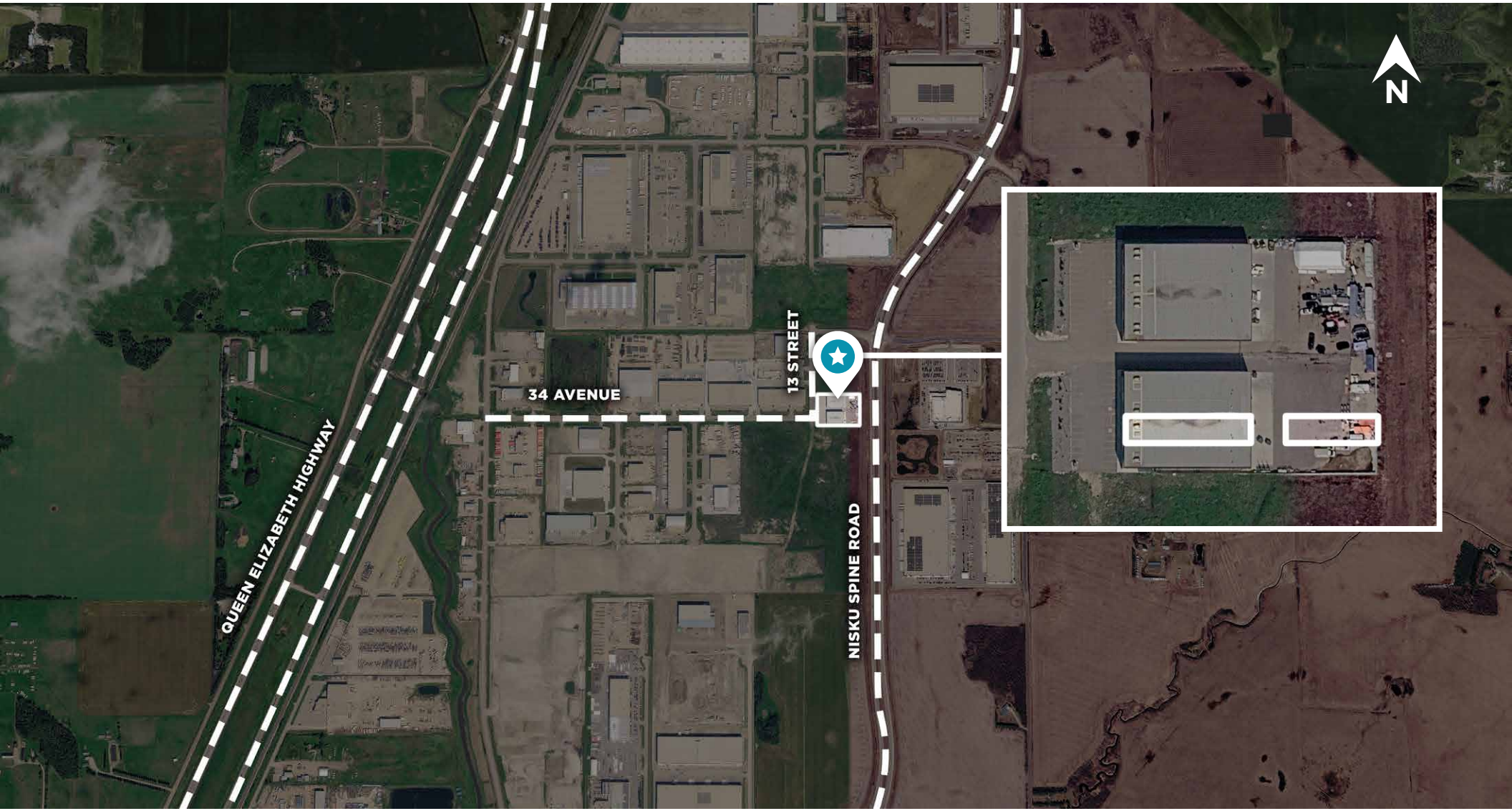






KEEP IN TOUCH

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