



## 1101 16 Avenue Nisku AB

\$0

Available for lease, this office/warehouse space offers between 15,834 sq. ft.? and 32,636 sq. ft.? on a 2.18-acre? site. The facility is equipped with multiple 10-ton cranes, an improved and fenced yard, and 18'x18' grade loading bays with make-up air, sumps, a wash bay, and heavy power. The location provides easy access to the high-load corridor, Highway 625, and the QEII Highway, making it a convenient choice for industrial operations. Net Rent Rate: \$14.00/sq.ft./annum Operating Costs: \$3.40/sq.ft.

Listing Presented By:



Originally Listed by:

NAI Commercial Real Estate Inc

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