

FOR SUBLEASE

Multi-Bay Building



1260 - 34 Avenue, Nisku, Alberta

Opportunity to sublease 19,968 SF of AA office/warehouse space with concrete yard.

Contact:

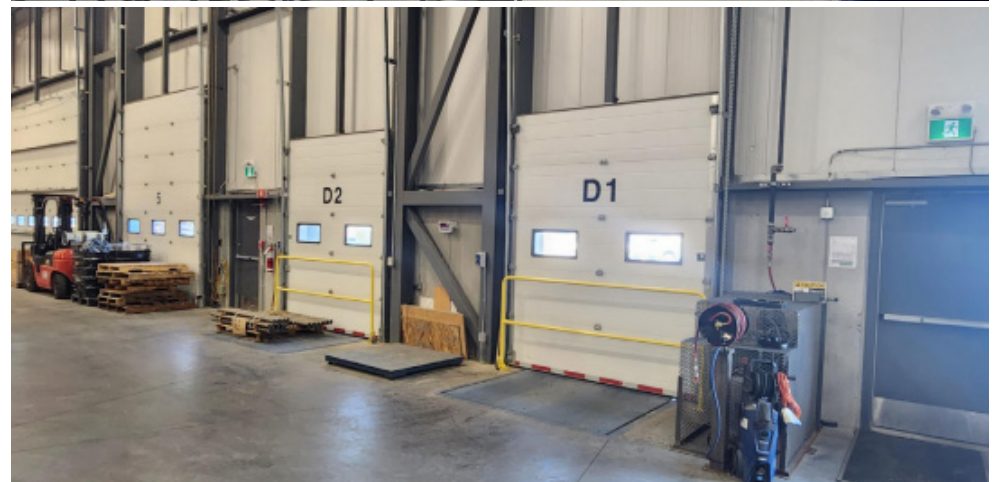
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1260 - 34 AVENUE, NISKU

Property Overview

Legal Address:	Plan 1820083, Block 1, Lot 9
Subpremises:	Warehouse Area: 10,240 sf Office Area: 9,776 sf Total: 19,968 sf
Yard Size:	0.24 Acres
Availability:	Contact Agent
Sublease Expiry:	September 30, 2028
Asking Rate:	Market
Op Costs:	\$4.03 per sf (2024)
Yard Lease Rate	\$1.60 per sf
Zoning:	IND- Industrial
Year Built:	2018
Loading:	(2) 18' x 10' Dock Doors (1) 12' x 14' Grade Door (1) 16' x 16' Grade Door (1) 20' x 16' Grade Door
HVAC:	Office: rooftop mounted HVAC Warehouse: forced air
Ceiling Height:	26'



1260 - 34 AVENUE, NISKU

19,968 sf Industrial Bay For Sublease

Headlease opportunity
available

High end furniture is
negotiable

Move in ready

Excellent connectivity to
major transportation routes

Facility with quality office
presence

Concrete and fenced yard
available

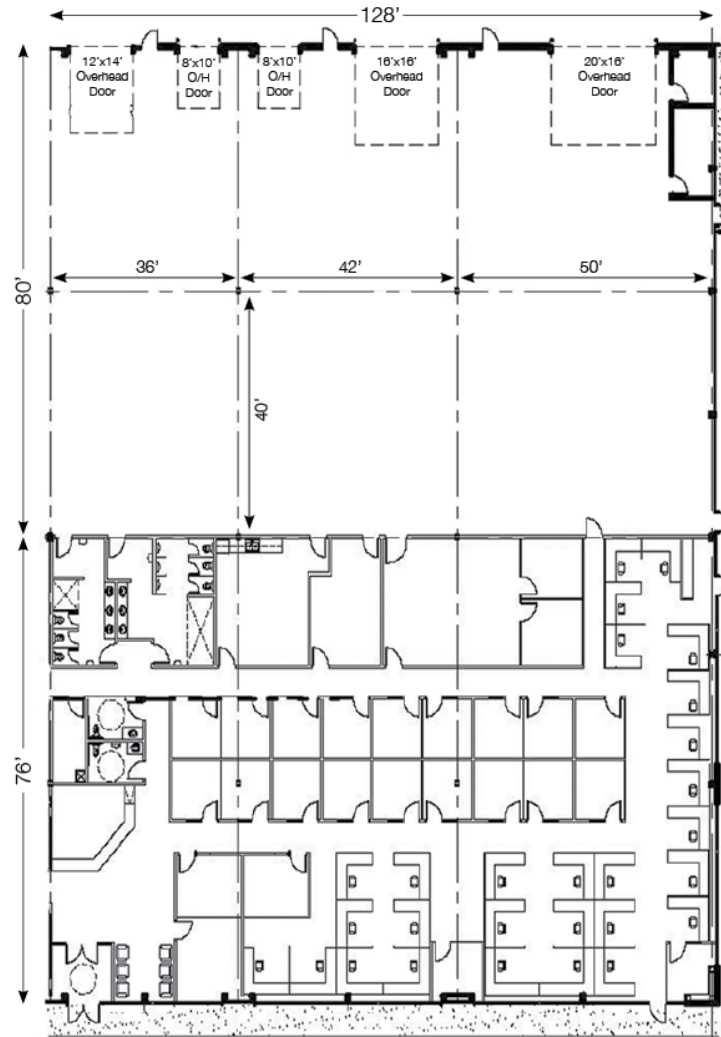
Corner bay

Dock and grade loading

Reception area

Full Kitchen and boardroom

LED lighting throughout



1260 - 34 AVENUE, NISKU, AB

41 Avenue

QEII Highway

SUBJECT PROPERTY

Nisku Spine Road

Nearby Amenities & Drive-Times

Several amenities within a 10 minute drive include:

- Edmonton International Airport
- Premium Outlet
- Costco Wholesale

Close proximity to several major transportation routes.

- 8 minute drive time to Anthony Henday Dr.
- 3 minute drive time to Ellerslie Rd and the QEII
- 2 minute drive time to 41 Avenue
- 1 minute drive time to Nisku Spine Rd.

Contact

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