

FOR LEASE

17,890 sf on 3.10 Acres



1803 - 8 Street, Nisku

Opportunity to lease drive-through freestanding building in Nisku Business Park

Contact:

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1803 - 8 STREET, NISKU

Space Profile

| | | |
|--------------------|------------------------------|-----------|
| Building Area: | Main Floor Office: | 3,050 sf |
| | Second Floor Office: | 1,300 sf |
| | Shop Area: | 13,540 sf |
| | Usable Area: | 17,890 sf |
| Site Size: | 3.10 acres | |
| Legal Description: | Plan 7520436, Block 6, Lot 5 | |
| Available: | December 1, 2026 | |
| Lease Rate: | \$19.00 per sf | |
| Op Costs: | \$3.17 per sf (2026) | |
| Property Taxes: | \$36,282.62 | |
| Zoning: | IND - Industrial | |
| Year Built: | 1976 with addition in 2011 | |

Building Information

| | |
|----------------------------|---|
| Power: | 400 amp, 240 volt, 3 phase service |
| Dock Doors: | (8) 16'x14', (1) 16'x12', (1) 18'x12' overhead Grade doors with 3 Drive through bays |
| Ceiling Height | 18' Clear (TBC) |
| Site Coverage Ratio (STC): | 12% |

Features & Amenities

- Freestanding, General Industrial zoned building
- Low site coverage ratio providing excess land for storage and outdoor industrial activities
- Fenced and graveled yard with two access points
- Drive through and drive around capabilities with two entrances onto the property



1803 - 8 STREET, NISKU

17,890 sf Free-Standing Industrial Building

WASH-BAY:
Dedicated to space

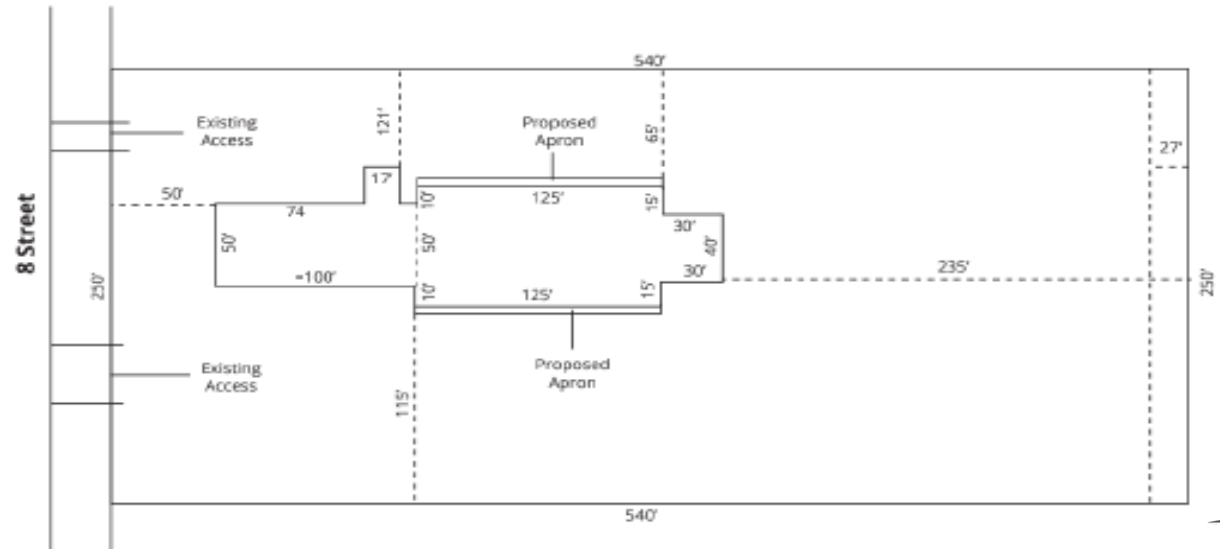
BUILDING: Concrete Block & Painted metal cladding.
Concrete Substructure & Slab-on-grade

YARD:
Fenced and graveled with two access points

HVAC:
Office and Radiant Tube Heating in Shop

POWER:
400 amp, 240 volt, 3 phase service

EXTRAS:
5 bay shop with central wash bay including 3 sumps and trench drain throughout the shop





1803 - 8 STREET, NISKU

Nearby Amenities & Drive-Times

Several amenities within a 10 minute drive include:

- Edmonton International Airport
- Red Tail Landing Golf Club
- RAD Torque Raceway
- Century Mile Racetrack and Casino
- Various restaurants and eateries

5 minute drive-time to Spine Road, HWY 625, QE2 and Airport Rd.

Fenced and graveled yard with dual access points, this facility includes a dedicated, wash bay and three drive through bays ideal for maintenance shops and general industrial uses. The site includes 10 overhead grade doors and 400 amp, 240 volt, 3 phase service.

General Industrial (IND) Zoning provides for industrial and commercial uses that have a low to moderate impact on adjacent land uses, such as: automotive/equipment repair, contractor services, equipment sales and service, recycling depot.

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