

**FOR LEASE**

**NISKU OFFICE/WAREHOUSE**

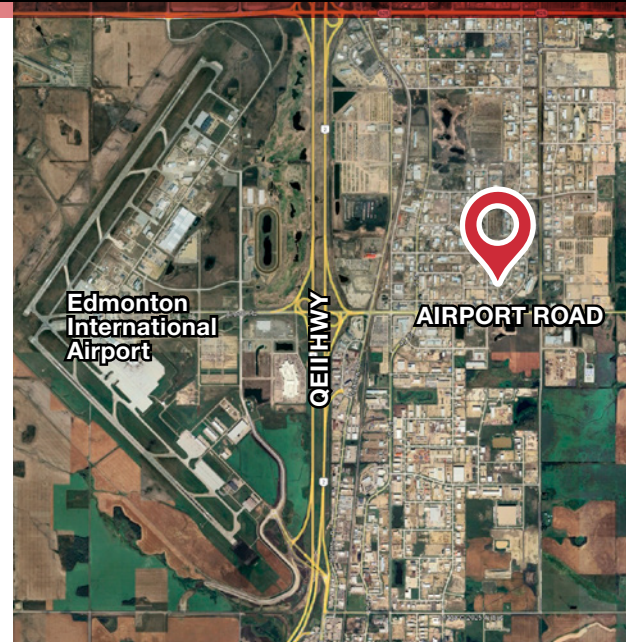
**NAI Commercial**



**UNITS 8-10, 702 - 12 AVENUE | NISKU, AB | CORNER UNIT**

#### PROPERTY DESCRIPTION

- 5,760 sq.ft.± corner unit available
- Double row parking on site
- Easy Access to Airport Road, Highway 2, and Highway 625



#### DREW JOSLIN

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NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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## ADDITIONAL INFORMATION

SIZE	5,760 sq.ft.±
LEGAL DESCRIPTION	Plan 7821344 Block 12 Lot 14
ZONING	IND
CEILING HEIGHT	10'
POWER	200 amp per bay (TBC)
PARKING	Double row parking
AVAILABLE	May 1, 2025
NET RENTAL RATE	\$9.00/sq.ft./annum
OPERATING COSTS	\$3.41/sq.ft./annum (2025 estimate) Includes proportionate share of property taxes, building insurance, common area maintenance and management.

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