

FOR SUBLEASE

Multi-Bay Building



xylem

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

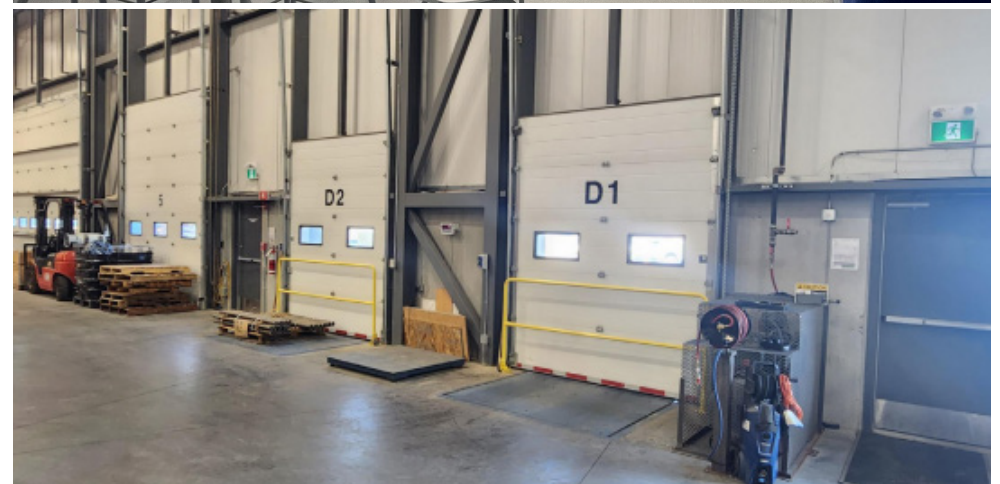
Zoning: IND- Industrial

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

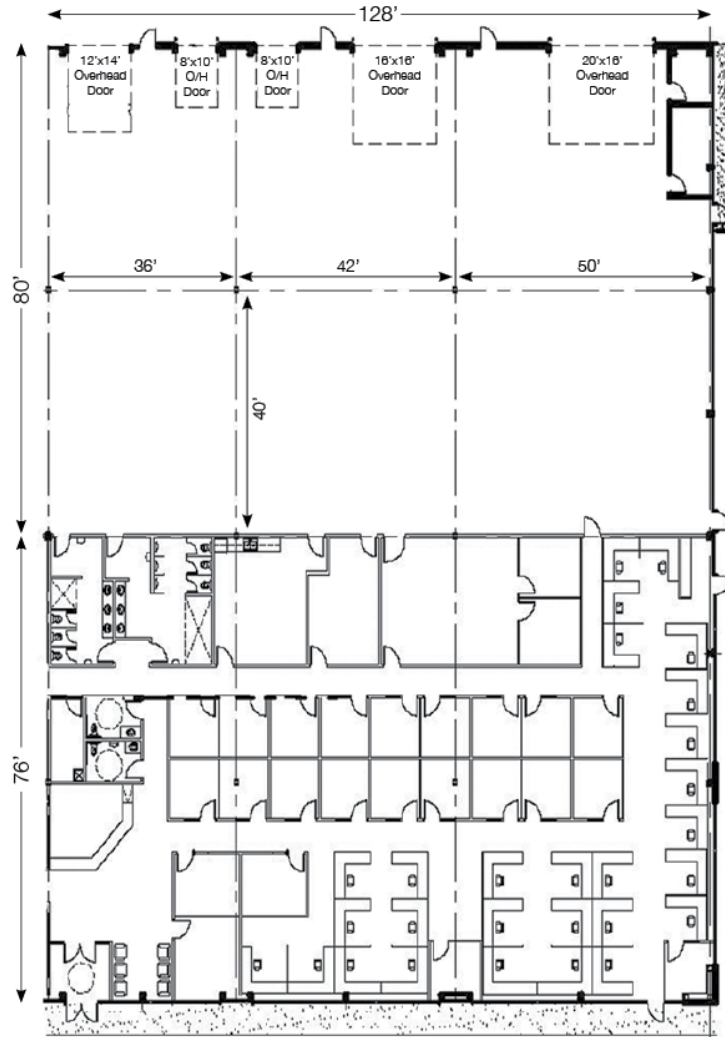
Corner bay

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.

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