



For Sublease

# Class A Industrial Bay with Yard Space

3220 12 Street | Nisku, Alberta

For more information contact:

**Bronwyn Scrivens**

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4,000 SF in brand new, state of the art  
industrial development

- Flexible lease term in a highly functional warehouse space
- Includes 2 washrooms and potential to utilize office/lunch area
- Bonus 1,750 SF structural steel mezzanine
- Prime north Nisku location next to major industrial players



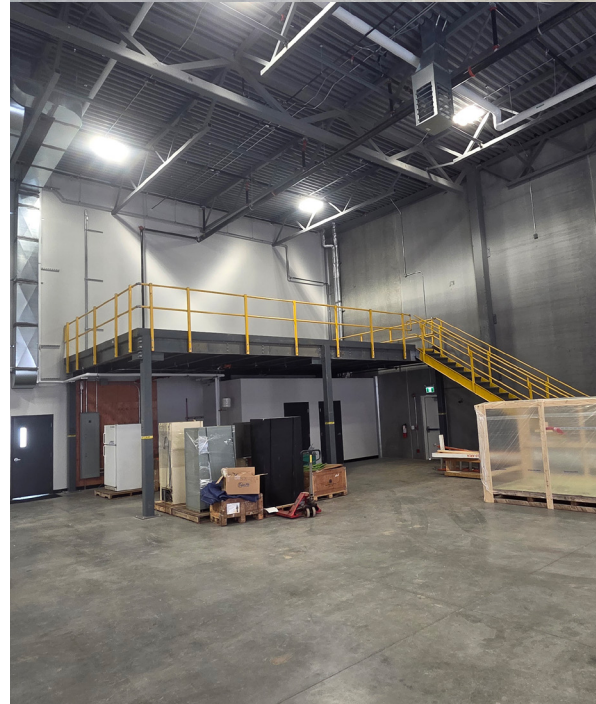
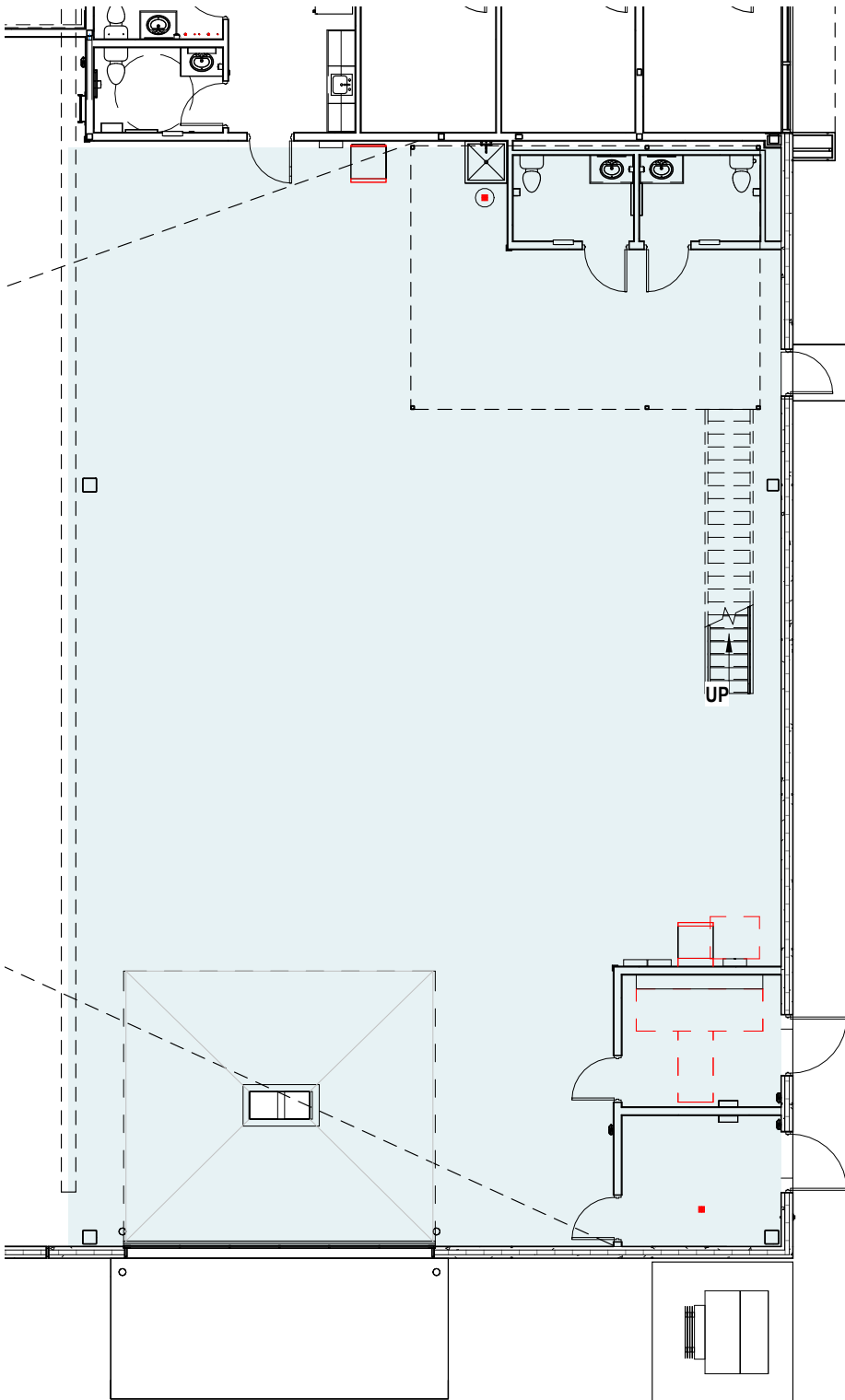


# Property Details

|                          |                       |
|--------------------------|-----------------------|
| <b>Municipal Address</b> | 3220 12 Street, Nisku |
| <b>Zoning</b>            | IND - Industrial      |
| <b>Available Area</b>    | ± 4,000 SF            |
| <b>Year Built</b>        | 2026                  |
| <b>Construction</b>      | Concrete              |
| <b>Bay Dimensions</b>    | 80' x 50'             |
| <b>Power</b>             | 3 Phase               |
| <b>Ceiling Height</b>    | 27'                   |
| <b>Heating</b>           | OH Unit heaters       |
| <b>Lighting</b>          | LED Lighting          |
| <b>Sprinklered</b>       | Yes                   |

|                               |  |
|-------------------------------|--|
| <b>Loading</b>                | (1) 20' x 20' Grade door   |
| <b>Yard</b>                   | Graveled, Behind Bay   |
| <b>Gross Lease Rate (PSF)</b> | \$21.00  |
| <b>Occupancy</b>              | Immediately  |
| <b>Notes</b>                  | Designated yard space<br>(2) Washrooms<br>35' x 20' Structural Mezzanine (not included in GLA)<br>Dual compartment sump<br>Solar |

# Floor Plan



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