

FOR LEASE

BLACKMUD CREEK INDUSTRIAL ESTATES

Building 'C' - 2319 9th Street, Nisku, AB



HIGHLIGHTS

- 33,660 sq. ft. available
- 28' clear span
- Newly constructed AAA facility
- Storage yard available
- Adjacent to Nisku Spine Road
- Building 'D' footings in place - 35,000 sq. ft.

CONTACT

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PROPERTY DETAILS

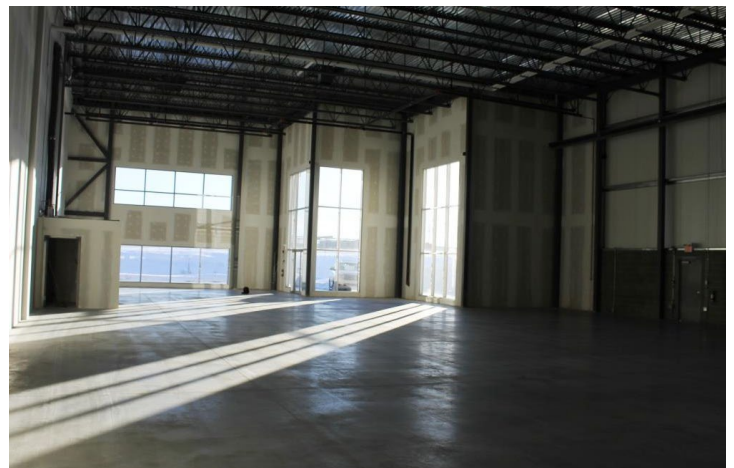
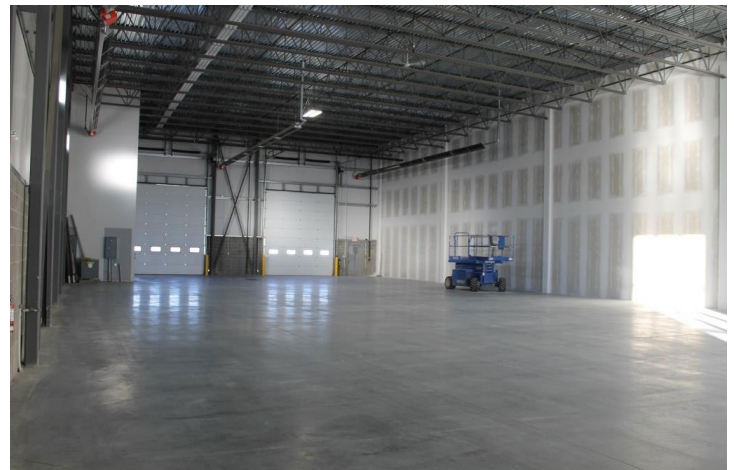
BUILDING NAME	Blackmud Creek Estates, Building 'C'
ZONING	Light Industrial
LOCATION	2319 9th Street, Nisku
LEGAL DESCRIPTION	Lot 4 Block 1 Plan 062 8417
TYPE OF SPACE	Industrial
BUILDING CONSTRUCTION	Masonry/Metal
TYPE OF BUILDING	Engineered
FLOOR SLAB	6" concrete single mat reinforcement, integral hardener
FIRE SUPPRESSION	Sprinklered throughout
DEMISING WALLS	2 Hour fire-rated construction
SITE SIZE	13.81 Acres
SITE COVERAGE	25%
SPACE AVAILABLE	33,660 square feet
COLUMN GRID	30' x 64'
CEILING HEIGHT	28'
LIGHTING	T6
POWER	3 Phase Electrical Service
HVAC OFFICE	2 ton RTU per bay
SHOP HEATING	Radiant tube
LOADING	Eight 16' x 18' overhead doors (two per bay)
PARKING	202 stalls, scramble
YARD	33,184 square feet

ADDITIONAL INFO

- 10' concrete apron at rear of building
- 118' of marshalling area - back of building to fenced outdoor storage
- 2 stage floor sump in each bay
- R20 metal panel insulated walls
- Each bay has 120/208V and 347/600V and transformers

FINANCIALS

LEASE RATE	\$13.50/sq. ft.
OPERATING COSTS (ESTIMATED)	\$2.35
TENANT IMPROVEMENT PACKAGE	\$4.00 per square foot

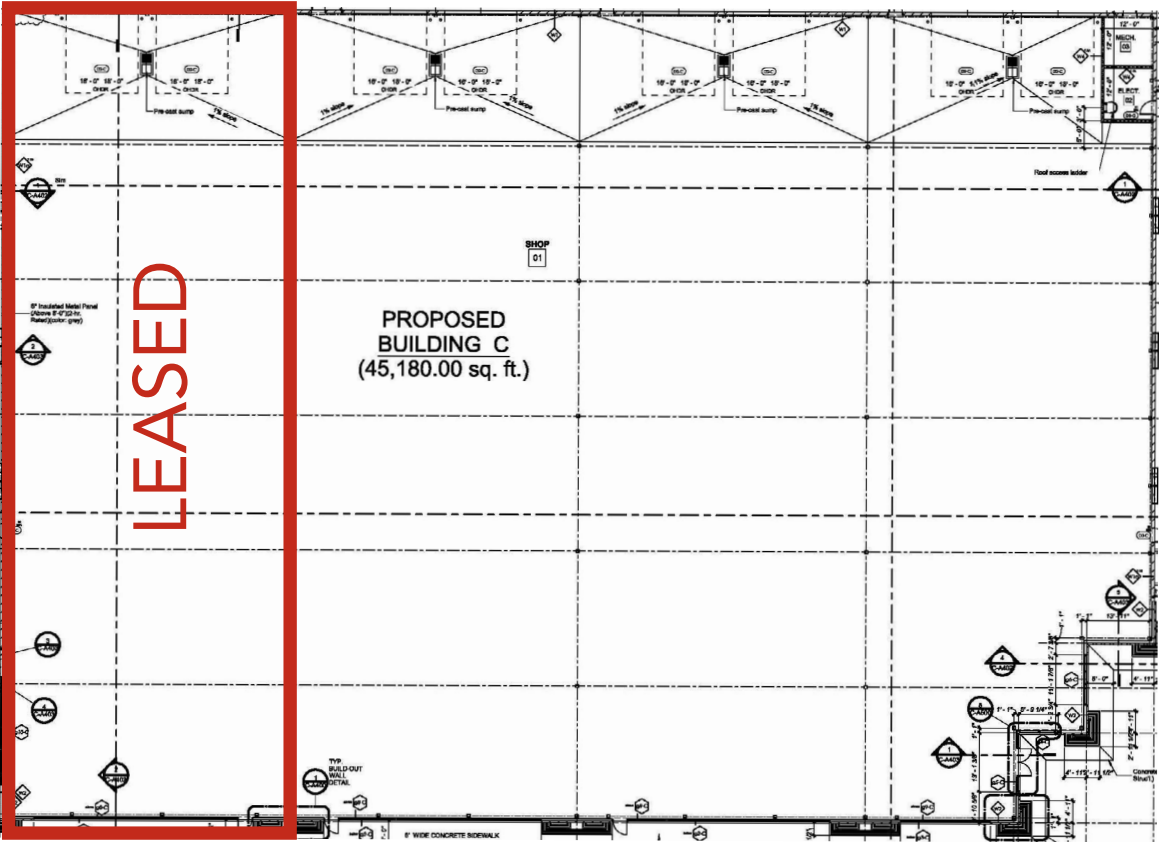


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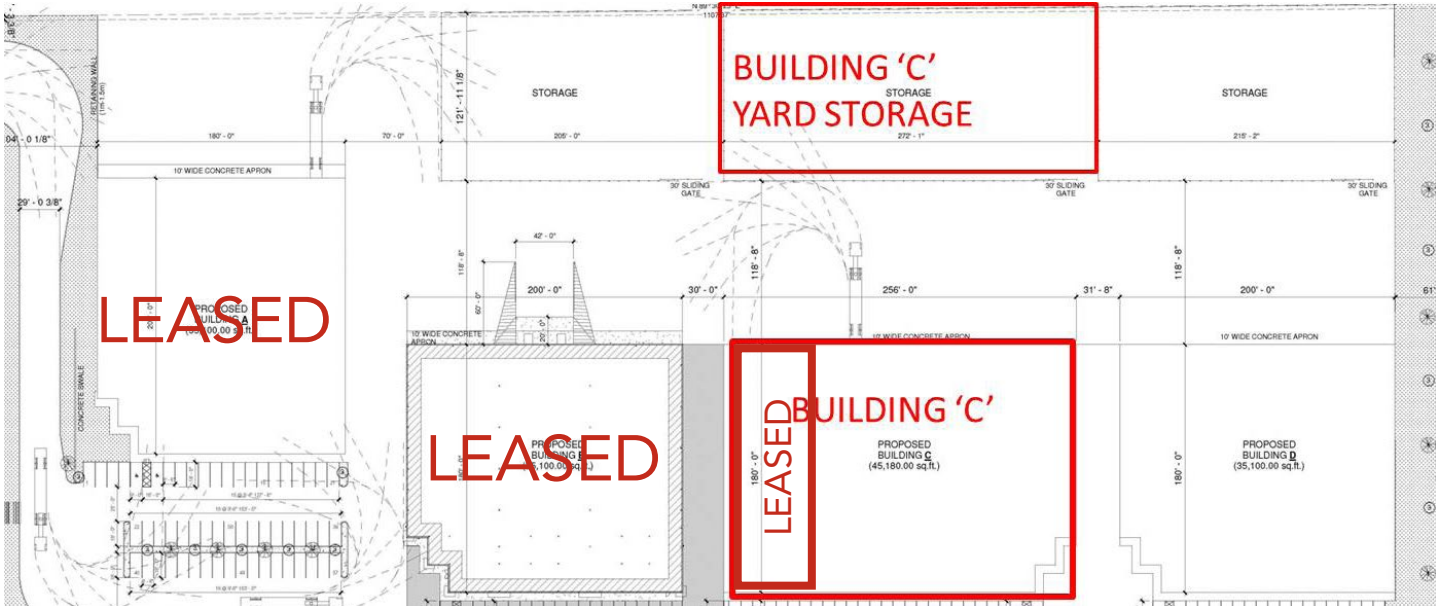
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SITE PLAN - BUILDING 'C' BLACKMUD CREEK ESTATES



OVERALL SITE PLAN - BLACKMUD CREEK ESTATES





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PROPERTY LOCATION



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