



# PIONEER SKIES

## BUSINESS PARK

BUILDINGS 1 & 2  
AVAILABLE FOR LEASE

Available  
**TRAILER  
PARKING**

Leasing  
Available Starting  
**SPRING 2023**

Ample Parking &  
Ceiling Clear Height of  
**36'**

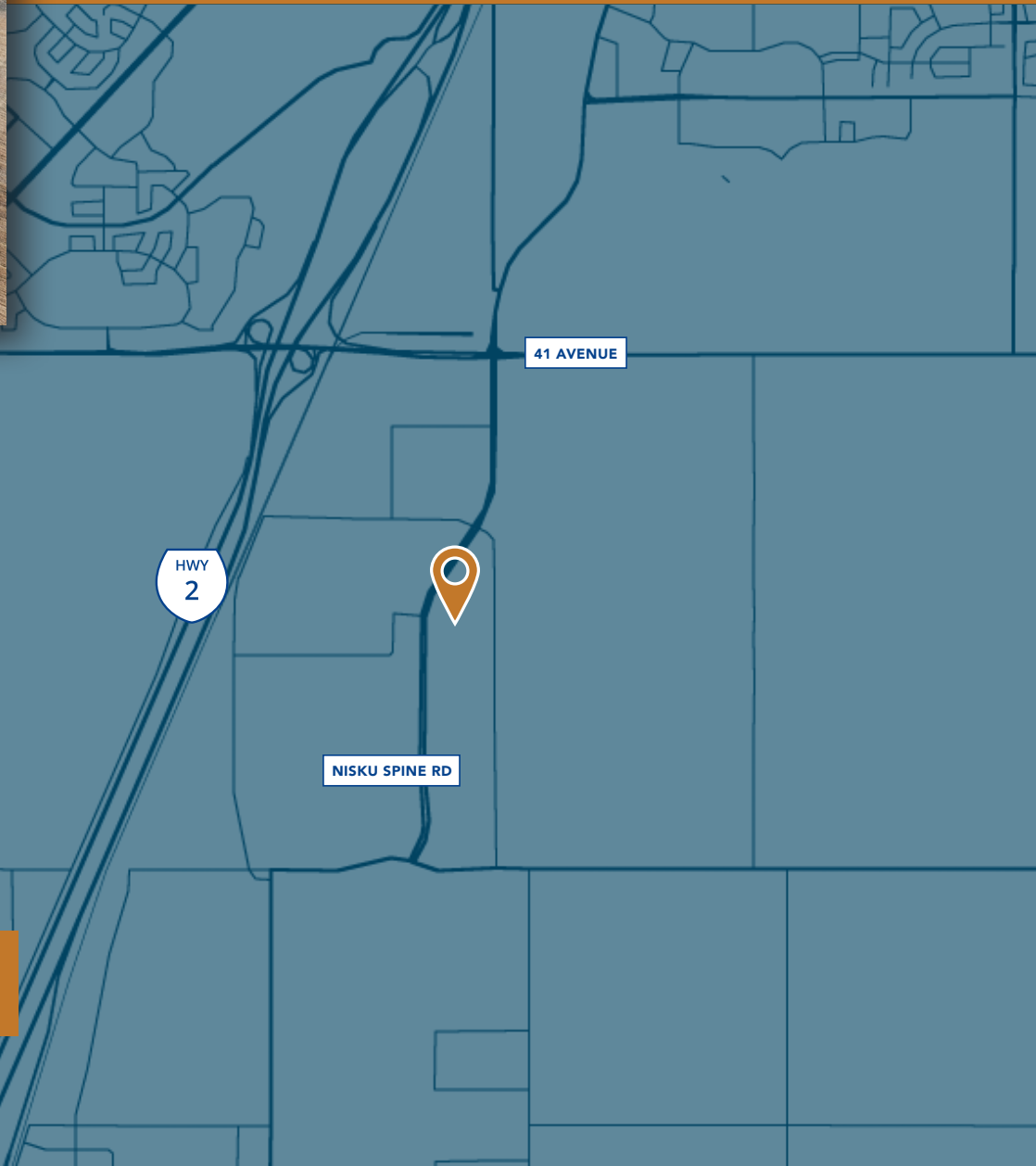
Pre-Leasing  
Available.  
**NOW**





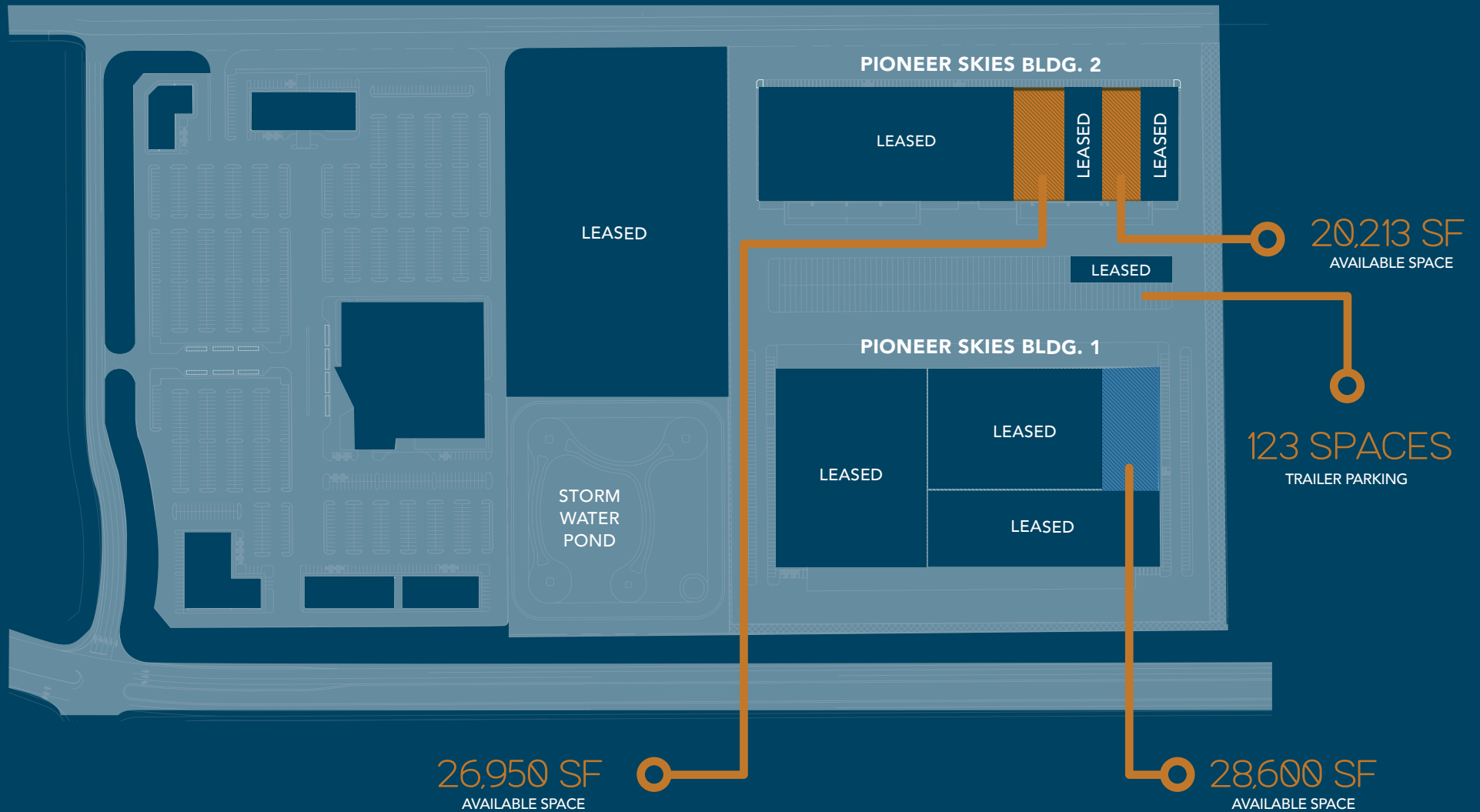


# LOCATION



East of Highway 2, North of Nisku

# SITE PLAN



# BUILDING 1 INFO



## AVAILABLE

28,600 SF



## ZONING

IND  
Industrial



## PARKING

215 Stalls  
*Up to 23  
Trailer Stalls*



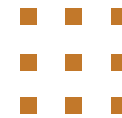
## BUILDING DEPTH

440'



## CLEAR

36' Height



## COLUMN GRID

Various:  
40'x55' / 55'x60'  
Speedbay



## LOADING

Grade up to 34,  
Dock up to 68  
**Optional** - 1 Grade  
Door is equal to  
2 Dock Doors



## LIGHTING

LED



## FIRE SUPPRESS

ESFR



## SUMP & TRENCH

Available  
Upon Request



## FLOOR SLAB

8" Concrete Slab  
Dual Wheel Load  
20,000 lbs



## HVAC

Tube & Unit Heaters



## POWER

3000 amp,  
600 volt,



## CRANES

20 Ton  
Crane Ready

# LEASING

LEASE RATE  
Market

OP COSTS  
TBD

ADDITIONAL YARD  
Market

AVAILABLE  
Immediately

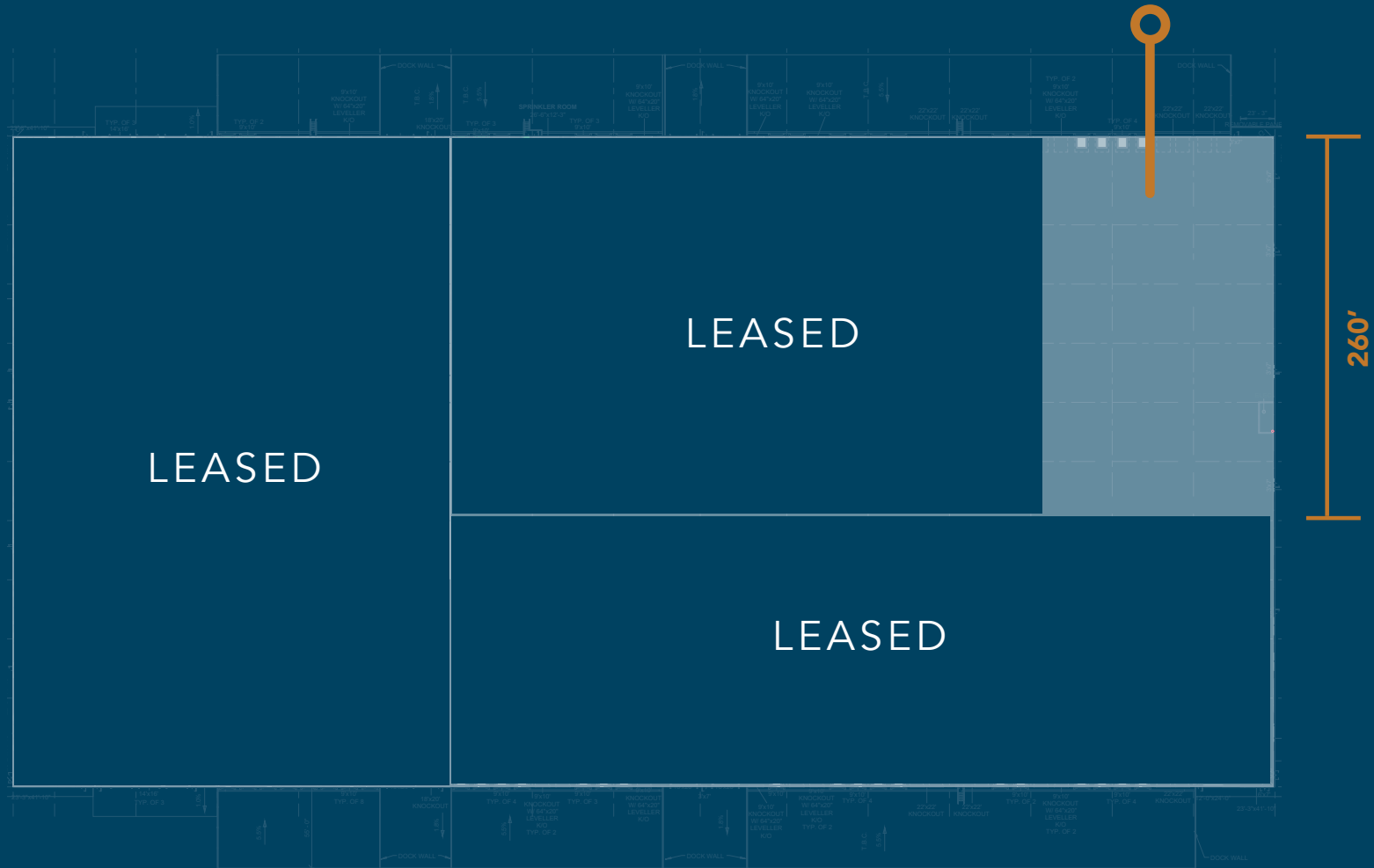




# FLOOR PLAN

BUILDING. 1

28,600 SF  
AVAILABLE



# BUILDING 2 INFO



**AVAILABLE**  
Up to 47,163 SF



**ZONING**  
IND  
Industrial



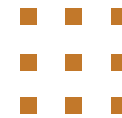
**PARKING**  
TBD  
*Up to 144  
Trailer Stalls*



**BUILDING DEPTH**  
245'



**CLEAR**  
36' Height



**COLUMN GRID**  
Various:  
40'x55' / 55'x60'  
Speedbay



**LOADING**  
Grade up to 26,  
Dock up to 52  
*Optional - 1 Grade  
Door is equal to  
2 Dock Doors*



**LIGHTING**  
LED



**FIRE SUPPRESS**  
ESFR



**SUMP & TRENCH**  
Available  
Upon Request



**FLOOR SLAB**  
8" Concrete Slab  
Dual Wheel Load  
20,000 lbs



**HVAC**  
Tube & Unit Heaters



**POWER**  
3000 amp,  
600 volt,



**CRANES**  
20 Ton  
Crane Ready

## LEASING

**LEASE RATE**  
Market

**OP COSTS**  
TBD

**ADDITIONAL YARD**  
Market

**AVAILABLE**  
Immediately





# FLOOR PLAN

## BUILDING. 2

26,950 SF  
AVAILABLE

20,213 SF  
AVAILABLE



# OUR VALUES

**CHALLENGE THE  
STATUS QUO**

**DO WHAT  
YOU SAY**

**RESPOND  
QUICKLY**

**DO THE RIGHT  
THING FOR OUR  
TENANTS**

In the world of real estate development, York Realty stands out. Our timelines are quick, our spaces are truly turnkey, and our leases are simple and only as long as they need to be. Founded in Edmonton, Alberta in 1985, York Realty is a privately held, family-owned business built on grit, hard work and follow-through.

Our tight-knit team is tenacious, responsive and more than a little competitive. We will outwork other developers to get the best clients, connect them with the right properties and support their growth. As a company, York aims to make the process as effortless as possible for both brokers and tenants leasing space.

When you sign a lease with us, you become part of the family. We have your back, and we are committed to meeting your needs as your business grows and evolves





FOR MORE  
INFORMATION  
CONTACT

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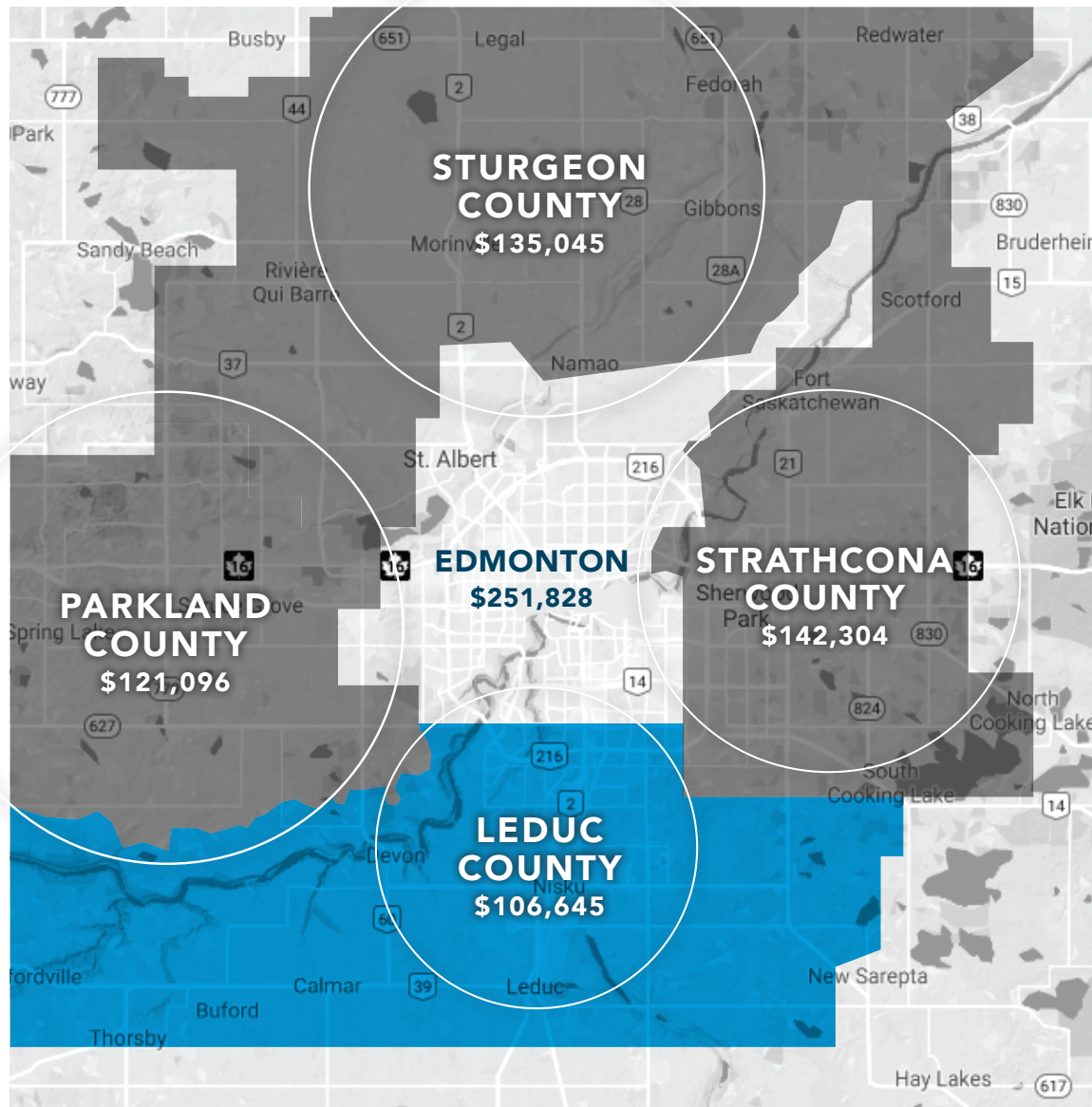
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## WHY THE COUNTY

- Lower property taxes resulting in lower operating costs for tenants
- Reduced red tape & faster permitting compared to proper City of Edmonton
- Business-friendly municipality
- Robust transportation infrastructure including Edmonton's 41st Ave SW overpass that connects the area conveniently to the QE II Highway

COMPARATIVE TAX CALCULATION FOR A PROPERTY ASSESSED AT \$10,000,000