



PIONEER SKIES

BUSINESS PARK

BUILDINGS 1 & 2
AVAILABLE FOR LEASE

Available
**TRAILER
PARKING**

Leasing
Available Starting
SPRING 2023

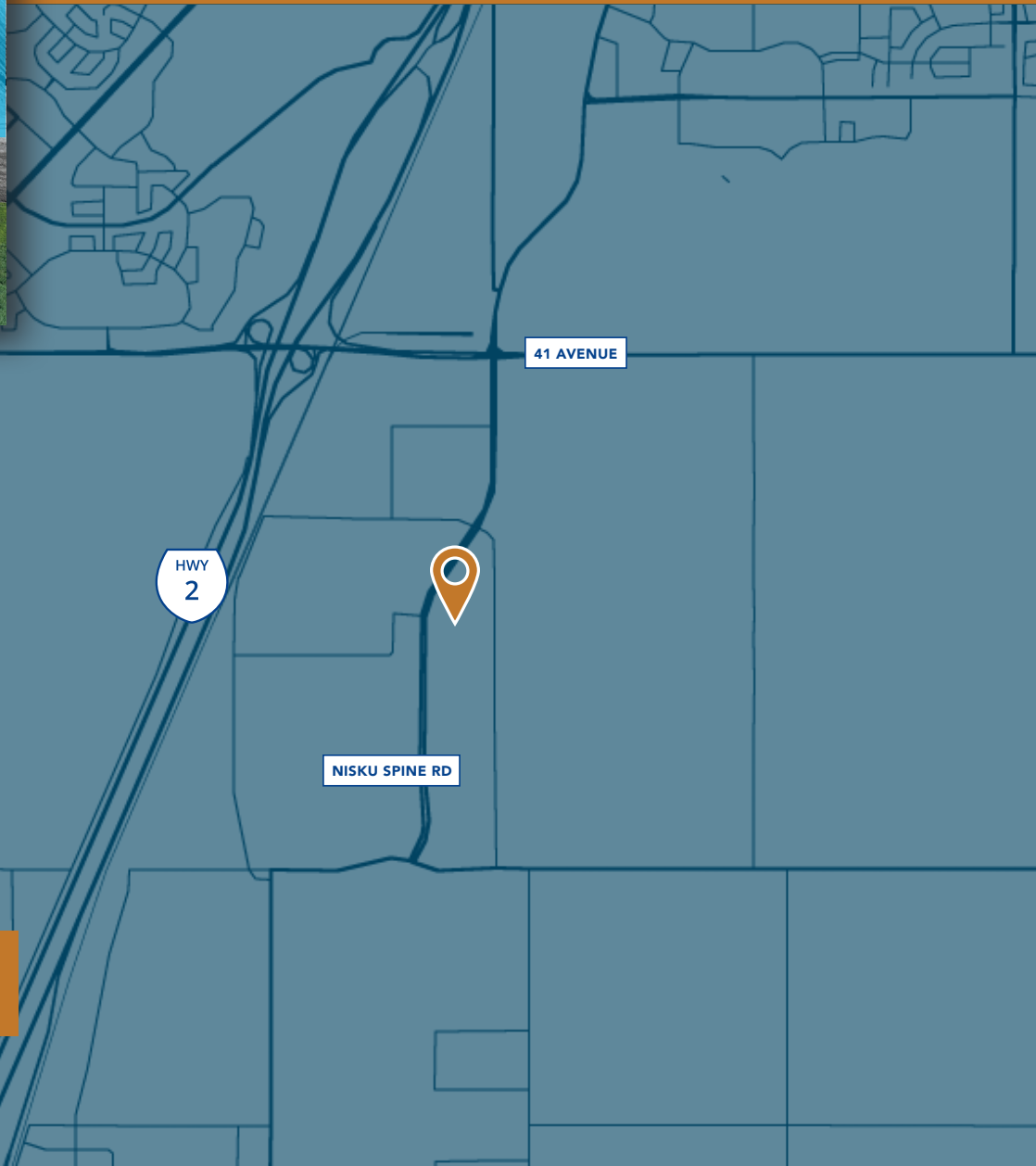
Ample Parking &
Ceiling Clear Height of
36'

Pre-Leasing
Available.
NOW



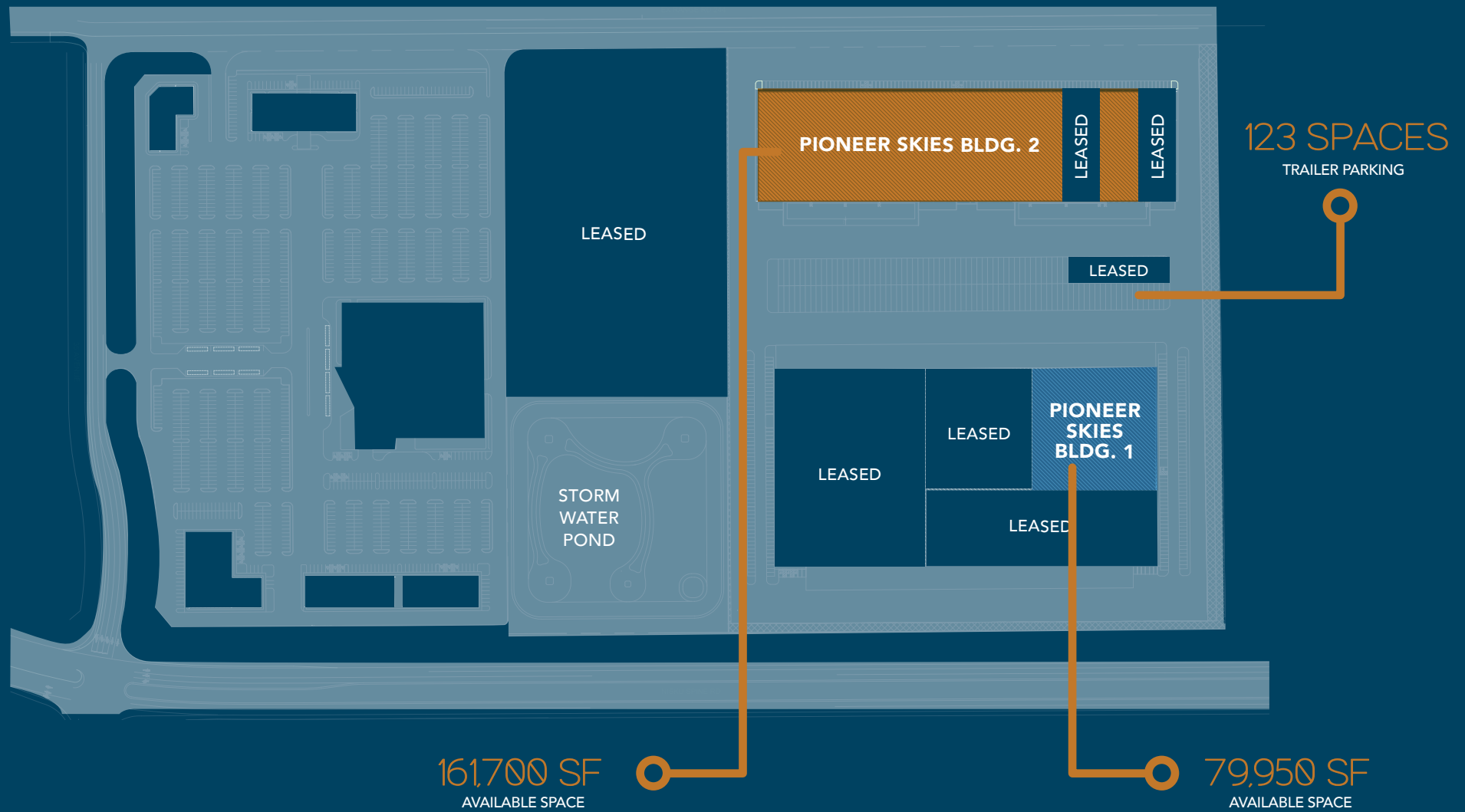


LOCATION



East of Highway 2, North of Nisku

SITE PLAN



BUILDING 1 INFO



AVAILABLE

79,950 SF



ZONING

IND
Industrial



PARKING

215 Stalls
*Up to 23
Trailer Stalls*



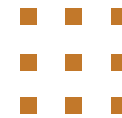
BUILDING DEPTH

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

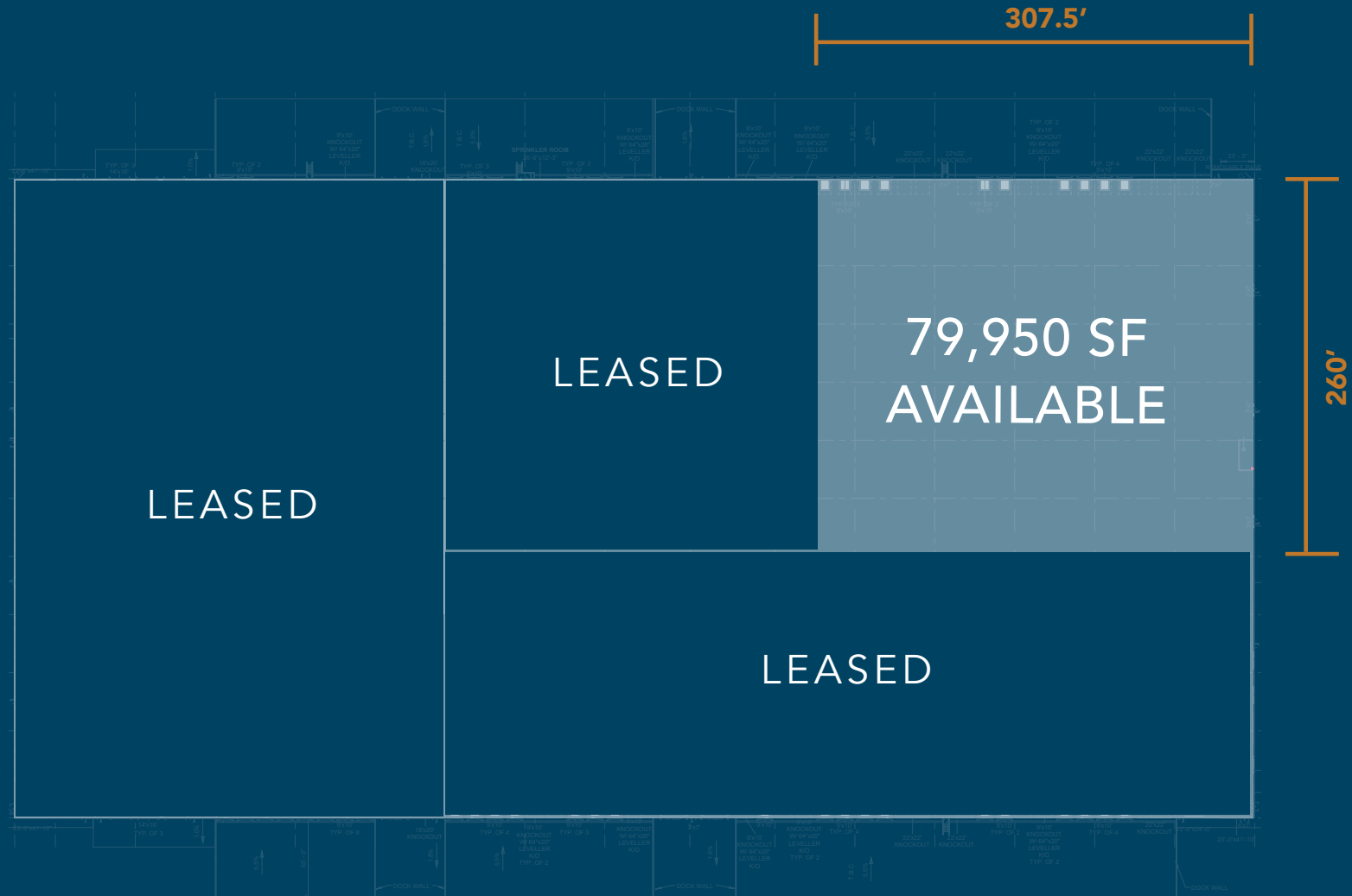
ADDITIONAL YARD
Market

AVAILABLE
Spring 2023



FLOOR PLAN

BUILDING. 1



BUILDING 2 INFO



AVAILABLE

Up to 161,700 SF



ZONING

IND
Industrial



PARKING

TBD
Up to 144
Trailer Stalls



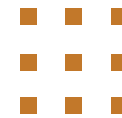
BUILDING DEPTH

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

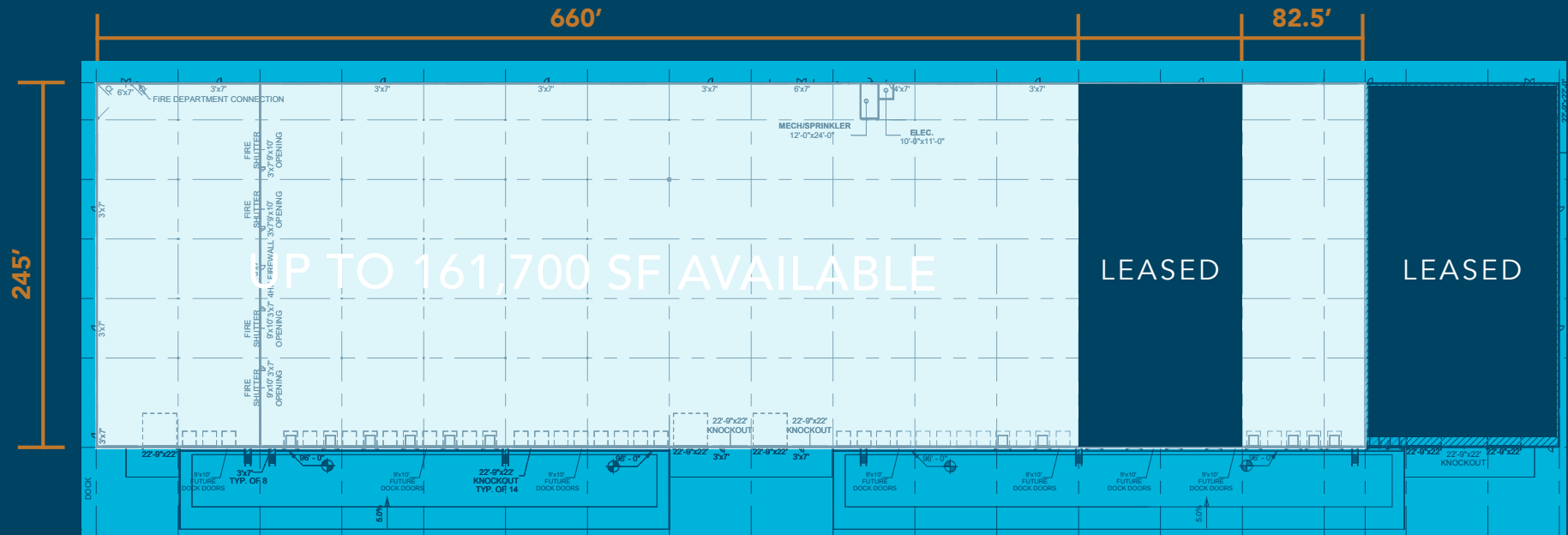
ADDITIONAL YARD
Market

AVAILABLE
Spring 2023



FLOOR PLAN

BUILDING. 2



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

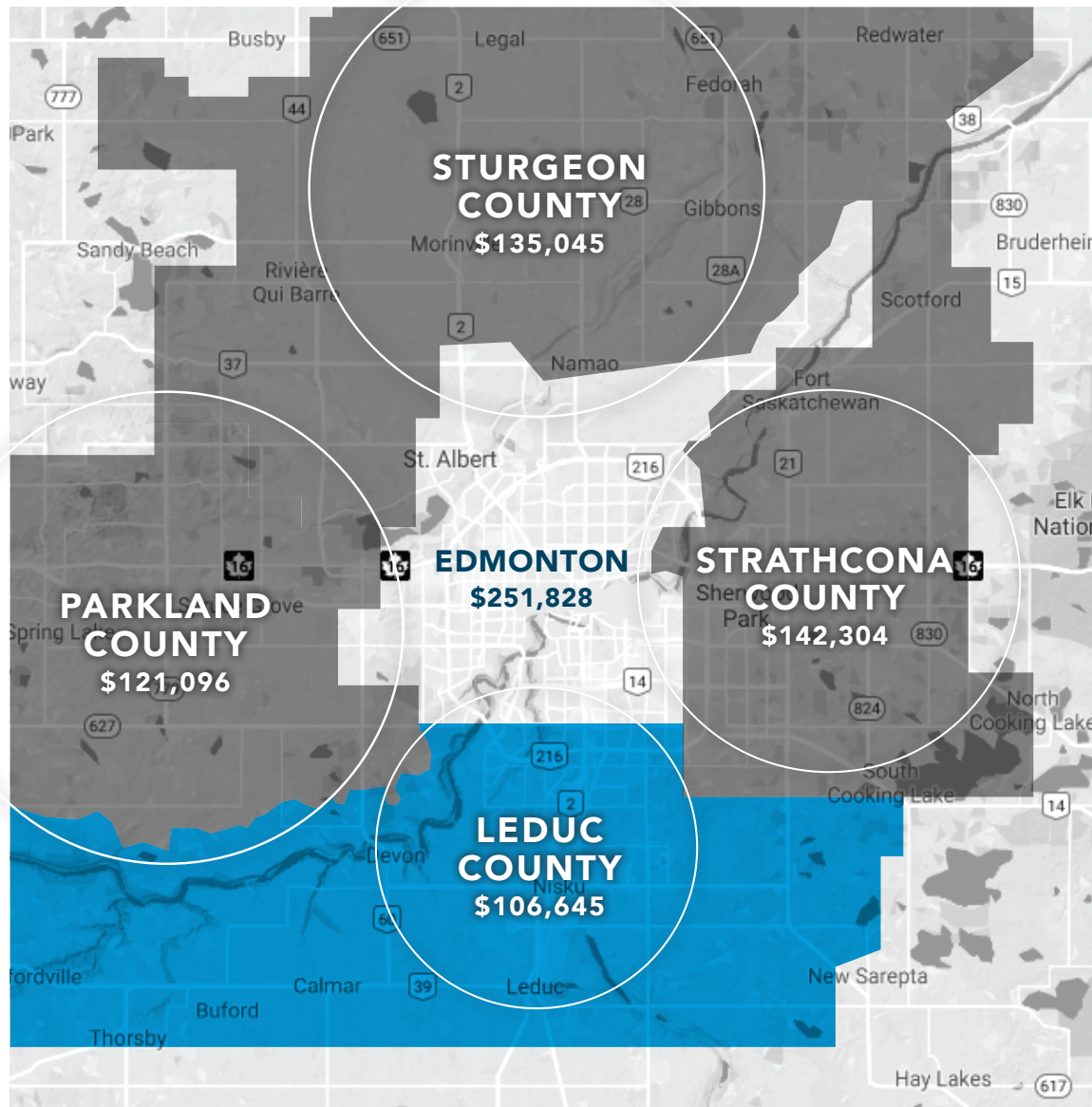
Andrew Rudzitis | Director - Customer Solutions

587.572.3175 | andrew@yorkrealty.ca

Lucas Leisen | Leasing Manager – Edmonton

780.934.2929 | lucas@yorkrealty.ca





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