



## PROPERTY HIGHLIGHTS

- Large Truck Marshalling Area
- Over-sized Grade Doors
- Excellent Access to the QE II
- 1.66 Acres of Yard Available

**Site Tour Information** Site tours by appointment only  
Lucas Leisen | Leasing Manager 780.934.2929 | [lucas@yorkrealty.ca](mailto:lucas@yorkrealty.ca)  
**YORKREALTY.CA**

**Canadian Western Bank Place**  
Suite 1600, 10303 Jasper Avenue  
Edmonton, Alberta | T5J 3N6



## INDUSTRIAL WAREHOUSE & OFFICE OPPORTUNITY

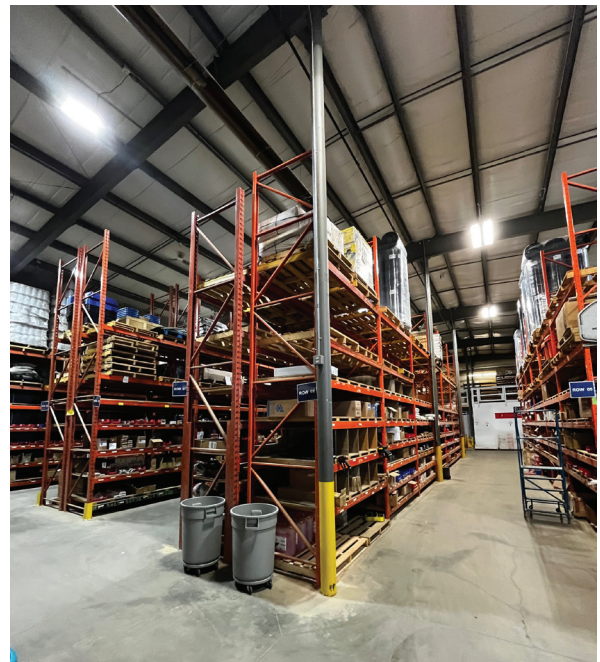
# National Oilwell Building - 506 24 Avenue

Nisku, Alberta



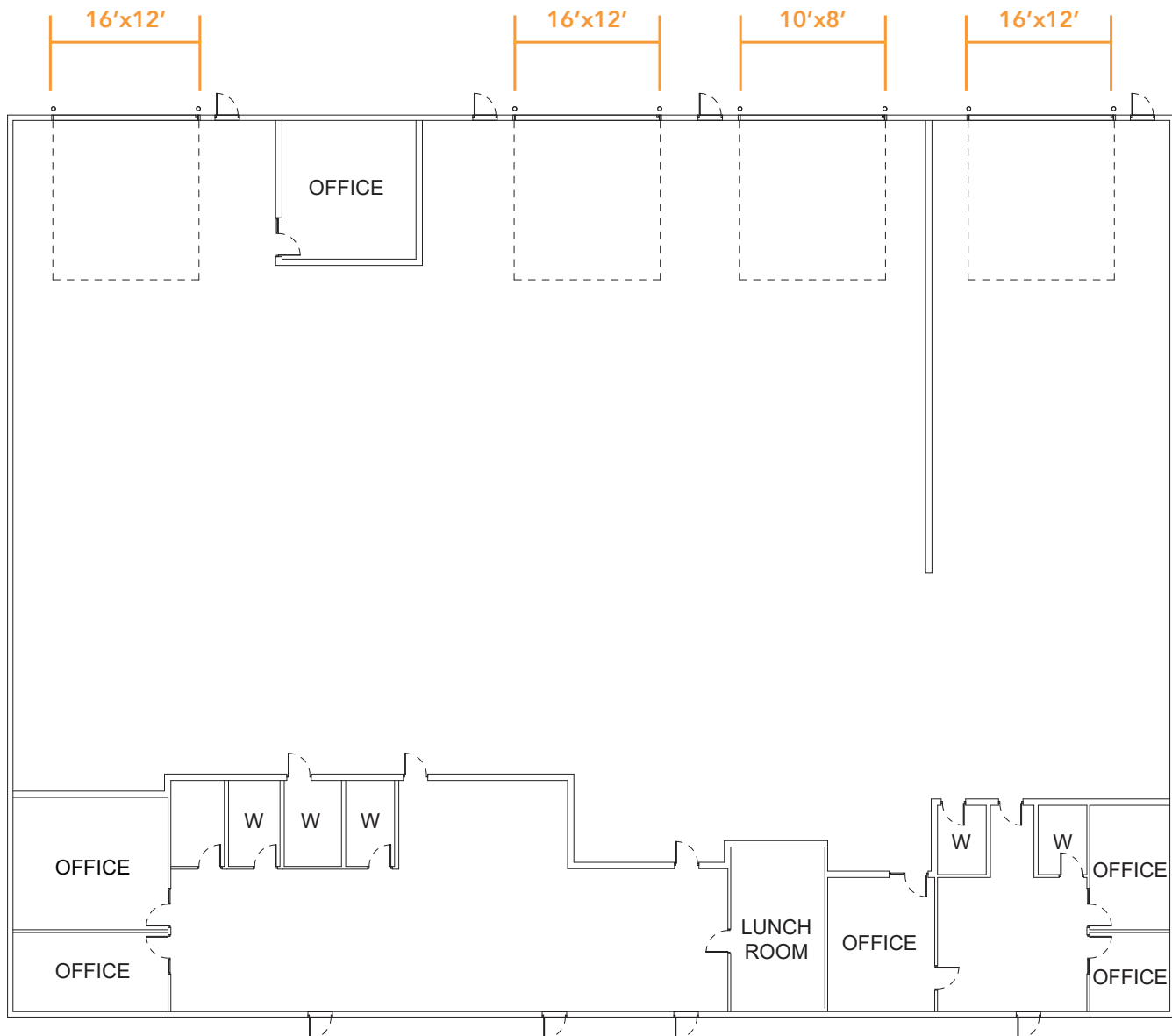
DETAILS	
Address	506 24 Avenue, Nisku
Zoning	(IND) Industrial District
Total Vacant	20,000 SF
Yard	1.66 Acres
Ceiling Height	22'-25'
Year Built	2001
HVAC	Radiant Tube Heating & Forced Hot Air Units
Lighting	To be upgraded to LED
Power	To be confirmed
Doors	Four (4) Grade Loading Doors, Three (3) 16'x12' and One (1) 10'x8

LEASING INFORMATION	
Base Rent	Market
Operating Cost	Self Managed
Availability	Spring 2023



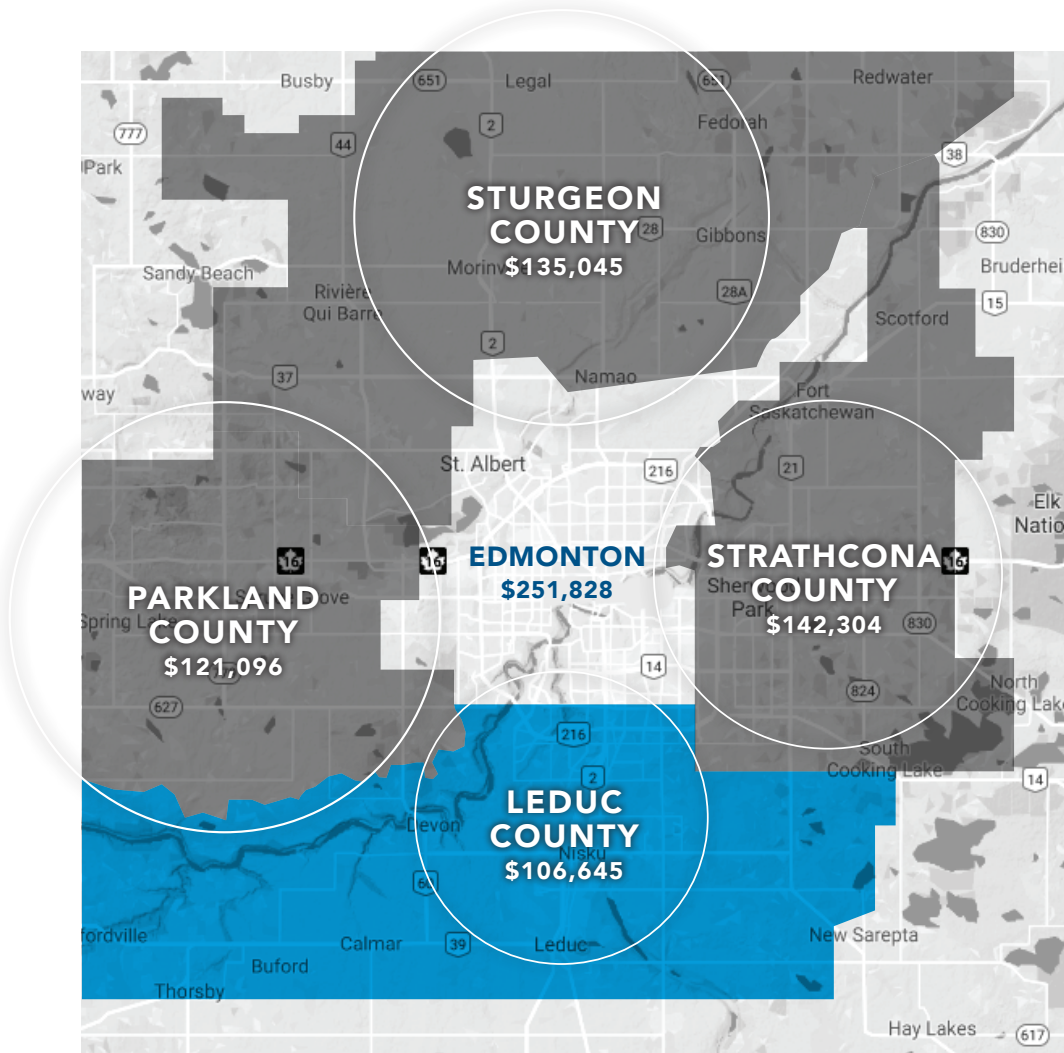
# FLOOR PLAN

Total Area: 20,000 SF





## WHY THE COUNTY



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

- 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



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