



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
YORKREALTY.CA

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



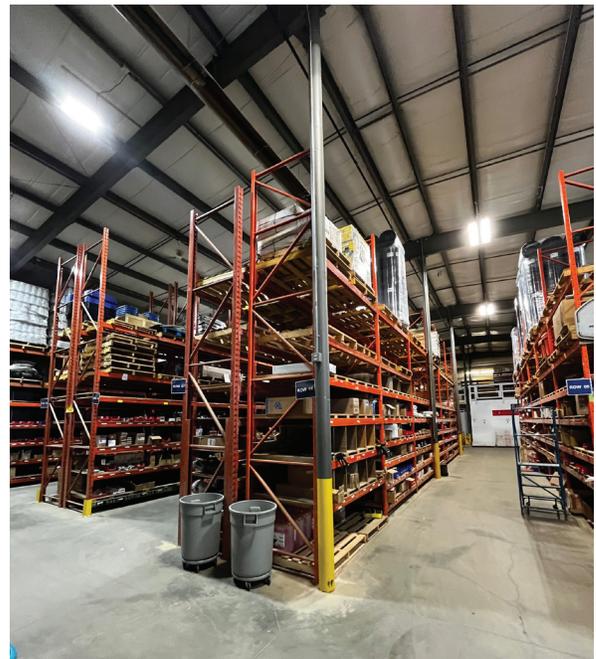
INDUSTRIAL WAREHOUSE & OFFICE OPPORTUNITY

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





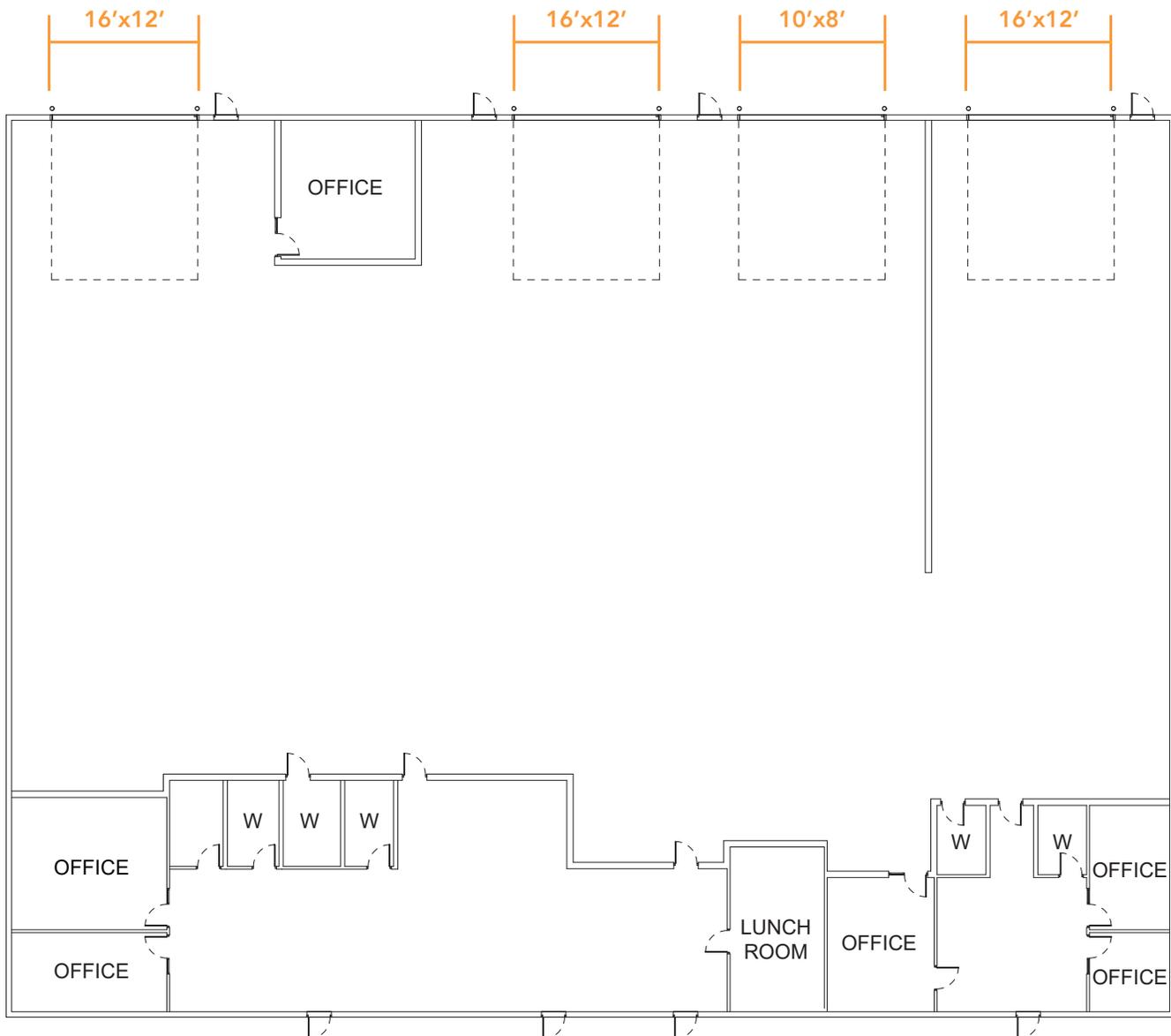
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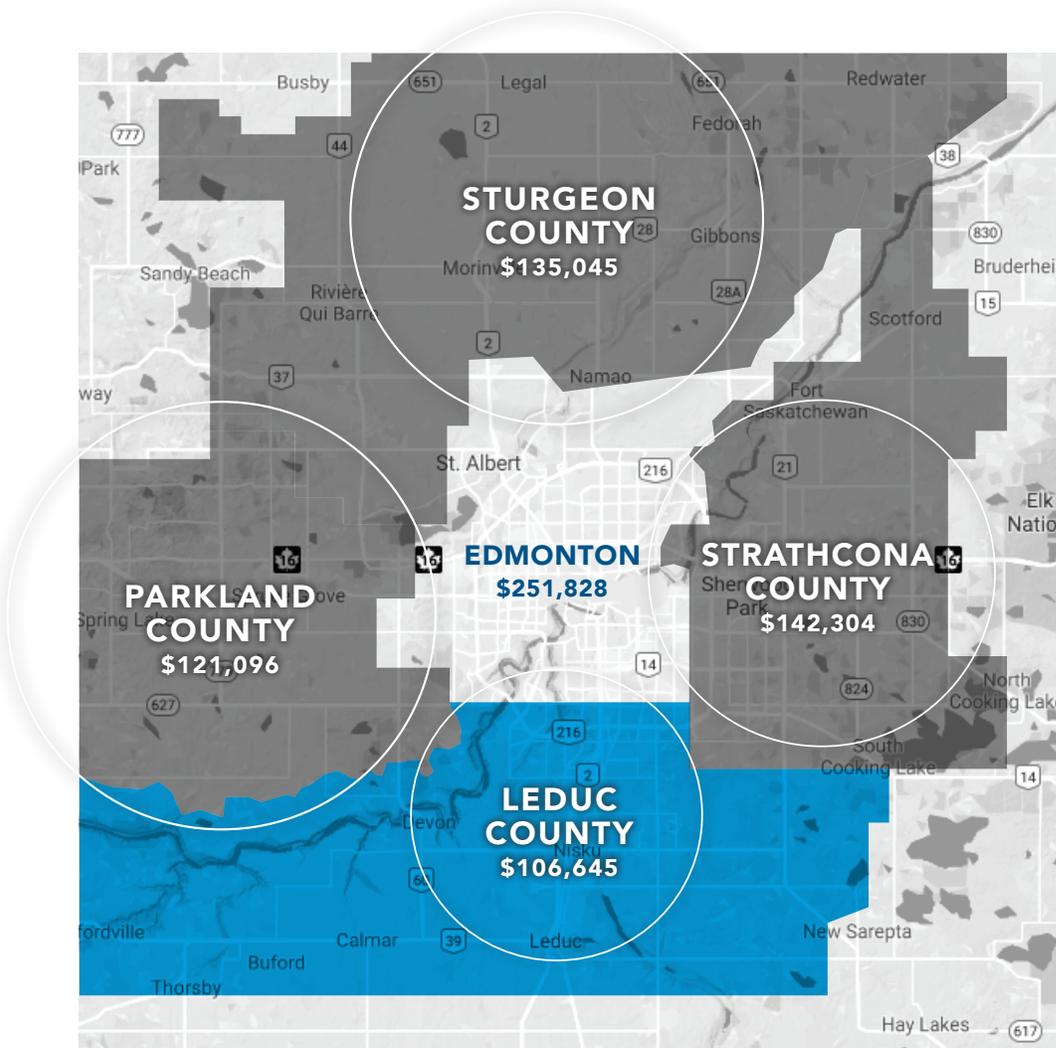
Nisku, Alberta

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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