

Available Building
145,600 SF

Available Land
BUILT-TO-SUIT



40 YEARS REALTY
YORK

FOR LEASE

LOCATION

Adjacent to 1026 30 Ave
Nisku, AB

HWY
2

8 STREET

12 STREET

NISKU SPINE RD

30 AVE

TOWNSHIP RD 510

ACCESS

Easy access from
Highway 2 and
Nisku Spine Road.

LEASE RATE

Market

OP COSTS

\$02.60 PSF
(2025 estimate)



BUILDING



ADDRESS

Adjacent to 1026 30 Ave
Nisku, AB



AVAILABLE

145,600 SF



ZONING

IND
Industrial



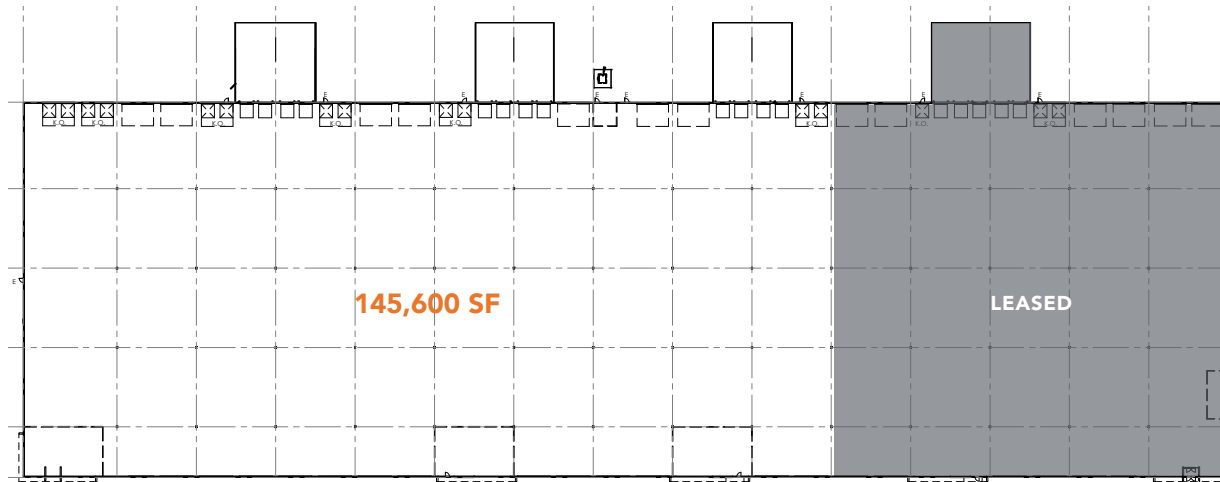
COLUMN GRID

55'x55'



PARKING

143 Trailer
Parking Stalls



LIGHTING

LED



POWER

Up to 2,000 Amp
600 Volts



FIRE SUPPRESS

ESFR



SUMP & TRENCH

Available
Upon Request



LOADING

Up to (15) 22' x 23'
Grade Doors
Up to (24) 9' x 10'
Dock Doors



40  **YORK**
YEARS R E A L T Y

FOR MORE
INFORMATION
CONTACT

Andrew Rudzitis | Director - Customer Solutions

587.572.3175 | andrew@yorkrealty.ca

Lucas Leisen | Client Solutions Manager

780.934.2929 | lucas@yorkrealty.ca