

Available Building  
145,600 SF

Available Land  
BUILT-TO-SUIT



**40** **YORK**  
YEARS REALTY

**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

**\$2.60 PSF**  
(2025 estimate)



# BUILDING



## ADDRESS

Adjacent to 1026 30 Ave  
Nisku, AB



## AVAILABLE

145,600 SF



## ZONING

IND  
Industrial



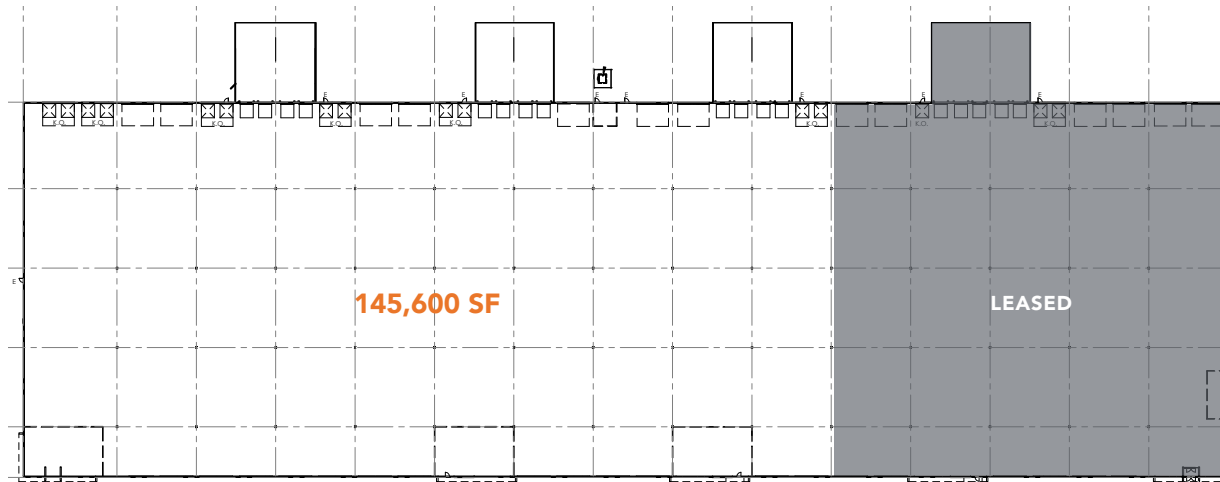
## COLUMN GRID

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  
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