

Available Building  
231,000 SF

Available Land  
BUILT-TO-SUIT

FARM40 BUSINESS  
PARK



FOR LEASE

# LOCATION

Adjacent to 1026 30 Ave  
Nisku, AB

## AIRPORT

Only a 15 Minute Drive  
(16.3 km) from the Edmonton  
International Airport

## PROXIMITY

The Business Park is located  
amongst a variety of industrial  
advantages. Close by to the  
Pioneer Business Park,  
the Silent Ice Centre, and only  
a 7 minute drive (6.4 km) drive  
from downtown Nisku.

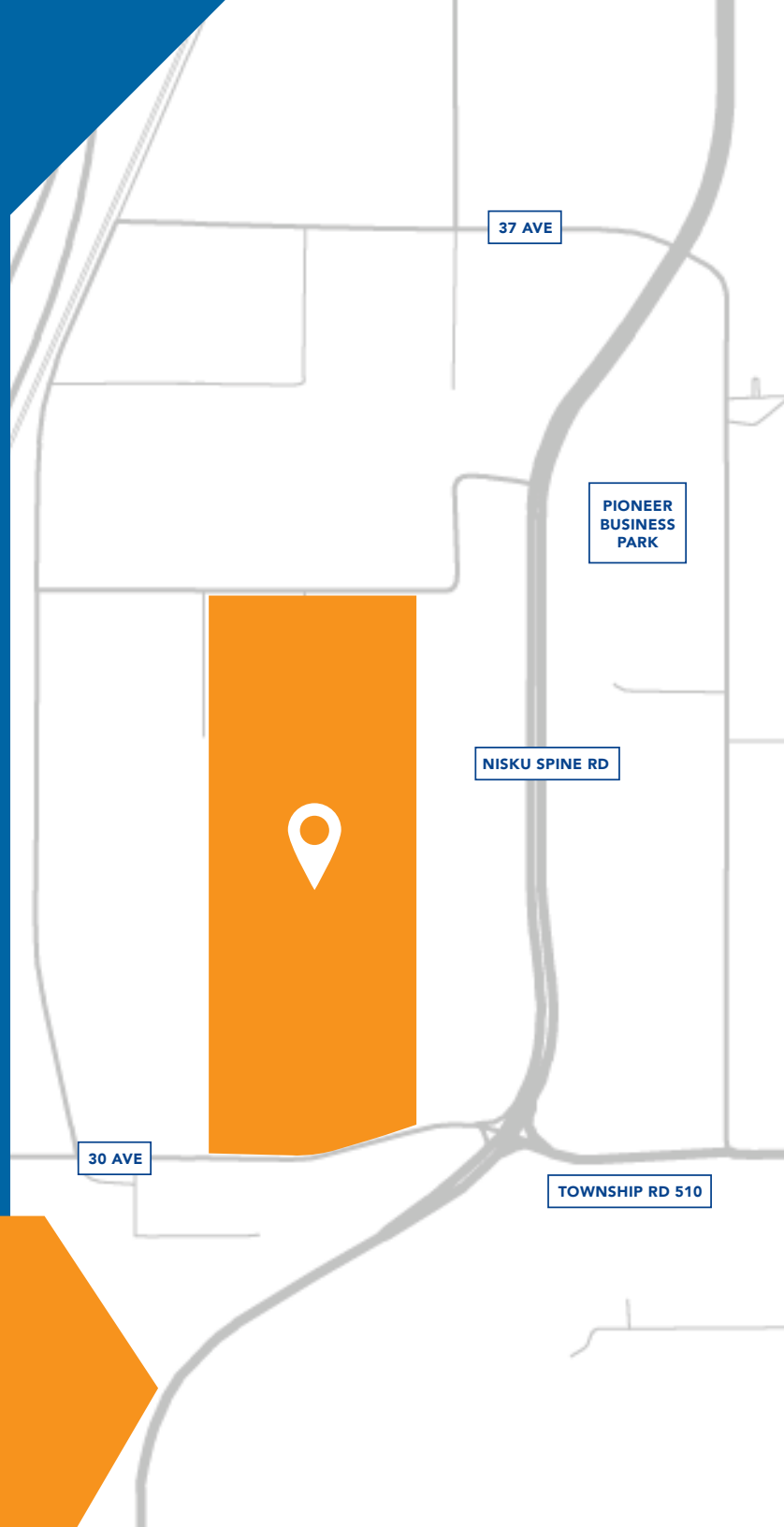
## ACCESS

Location is easily accessible  
from the #2 Highway,  
Nisku Spine Road,  
and Township Road 510.



## MORE NEARBY?

The town of Beaumont  
is only an 11 minute  
drive away (9.2km)



## CONCEPT SITE PLAN



**LEASE  
RATE**  
Market

**OP  
COSTS**  
TBD



# BUILDING



**ADDRESS**

Adjacent to 1026 30 Ave  
Nisku, AB



**AVAILABLE**

231,000 SF



**ZONING**

IND  
Industrial



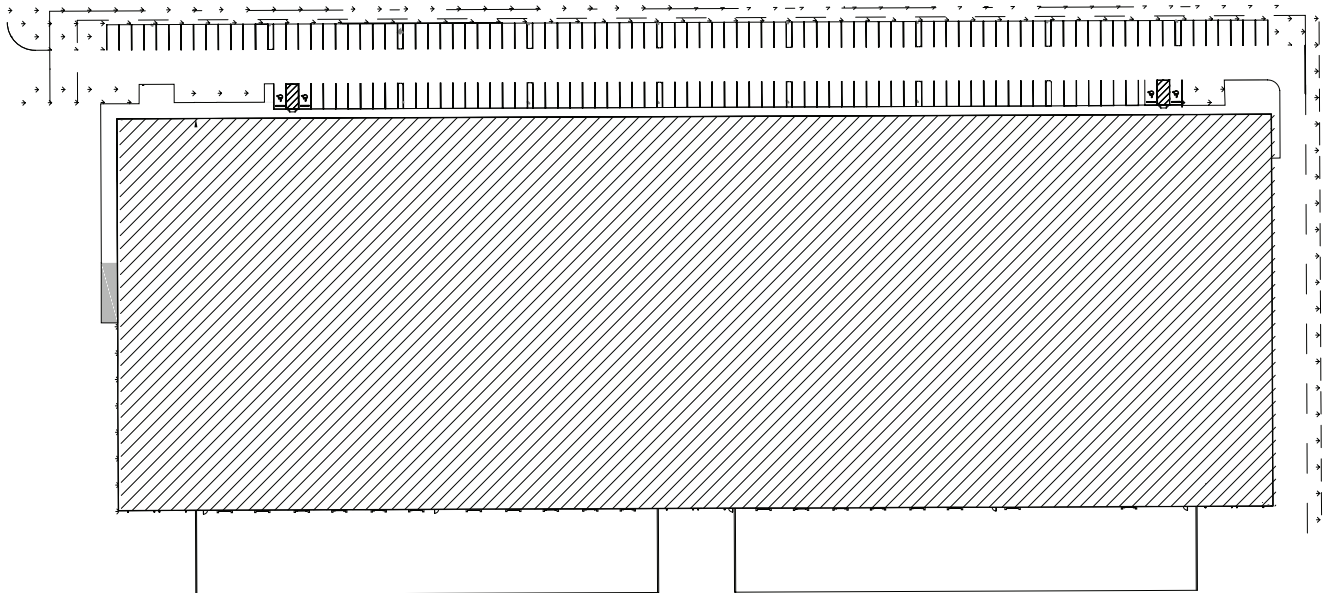
**COLUMN GRID**

Various:  
40'x55' / 55'x60'  
Speedbay



**PARKING**

143 Trailer  
Parking Stalls



**LIGHTING**  
LED



**POWER**  
Available  
Upon Request



**FIRE SUPPRESS**  
ESFR



**SUMP & TRENCH**  
Available  
Upon Request



**LOADING**  
Dock &  
Grade Doors





FOR MORE  
INFORMATION  
CONTACT

Andrew Rudzitis | Director - Customer Solutions

587.572.3175 | [andrew@yorkrealty.ca](mailto:andrew@yorkrealty.ca)

Lucas Leisen | Leasing Manager – Edmonton

780.934.2929 | [lucas@yorkrealty.ca](mailto:lucas@yorkrealty.ca)