

Available
88,400 SF

Available Land
BUILT-TO-SUIT

40  **YORK**
YEARS REALTY

FOR LEASE

LOCATION

Adjacent to 1026 30 Ave
Nisku, AB

HWY
2

8 STREET

30 AVE

12 STREET

NISKU SPINE RD

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

88,400 SF
6 Bays



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





FOR MORE
INFORMATION
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