

Size  
20,000 SF

Quick Access  
QUEEN ELIZABETH II  
HIGHWAY

Availability  
AVAILABLE NOW



**FOR LEASE**

NATIONAL OILWELL BUILDING | NISKU



## YORK REALTY

In the world of real estate development, York Realty stands out. Our timelines are quick, our spaces are truly turnkey, and our leases are simple and only as long as they need to be. Founded in Edmonton, Alberta in 1985, York Realty is a privately held, family-owned business built on grit, hard work and follow-through.

Our tight-knit team is tenacious, responsive and more than a little competitive. We will outwork other developers to get the best clients, connect them with the right properties and support their growth. As a company, York aims to make the process as effortless as possible for both brokers and tenants leasing space.

## OUR VALUES

- Challenge the status quo
- Do what you say
- Do the right thing for our clients
- Respond quickly
- Elevate each other





# LOCATION

506 24 Ave  
Nisku, AB

QUEEN ELIZABETH II  
HIGHWAY

CURRENT VACANCY



## ACCESS

Quick access to Queen  
Elizabeth II Highway



# FLOORPLAN

20,000 SF

## OP COSTS

Self Managed

## BASE RENT

Market



### LOADING

Four (4) Grade Loading  
Doors, Three (3) 16'x12'  
and One (1) 10'x8'



### POWER

To be confirmed



### ZONING

IND - Industrial District



### YEAR BUILT

2001



### LIGHTING

To be upgraded to LED



### CLEAR HEIGHT

22' - 25'



### YARD SIZE

1.66 Acres

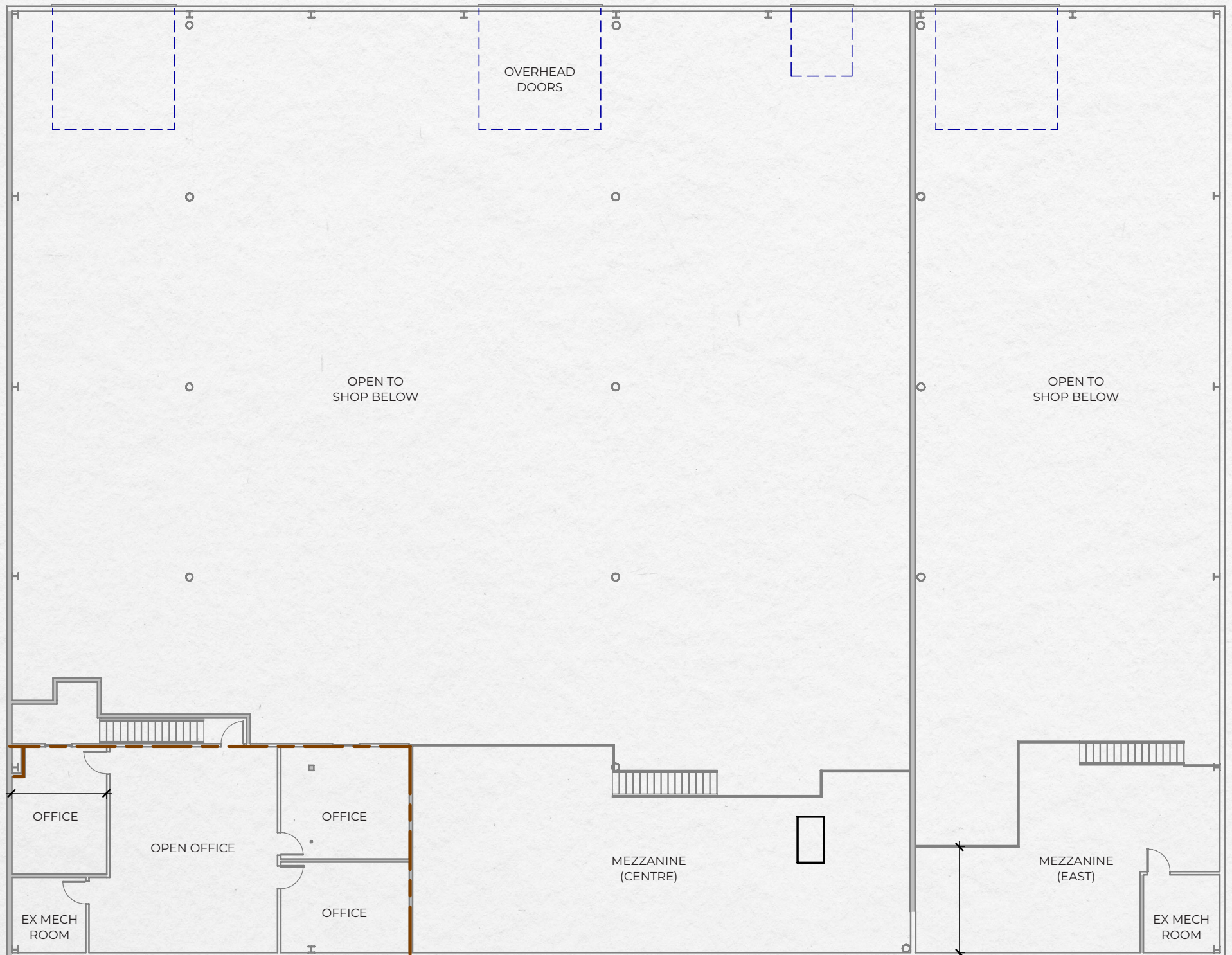


### HVAC

Radiant Tube Heating  
& Forced Hot Air Units







SECOND FLOOR AND MEZZANINE





FOR MORE  
INFORMATION  
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