

Available Building
145,600 SF

Available Land
BUILT-TO-SUIT

40  **YORK**
YEARS REALTY

FOR LEASE

LOCATION

Adjacent to 1026 30 Ave
Nisku, AB



8 STREET

12 STREET

NISKU SPINE RD

30 AVE

TOWNSHIP RD 510



ACCESS

Easy access from Highway 2
and Nisku Spine Road.

BUILDING



ADDRESS

Adjacent to 1026 30 Ave
Nisku, AB



AVAILABLE

145,600 SF



ZONING

IND
Industrial



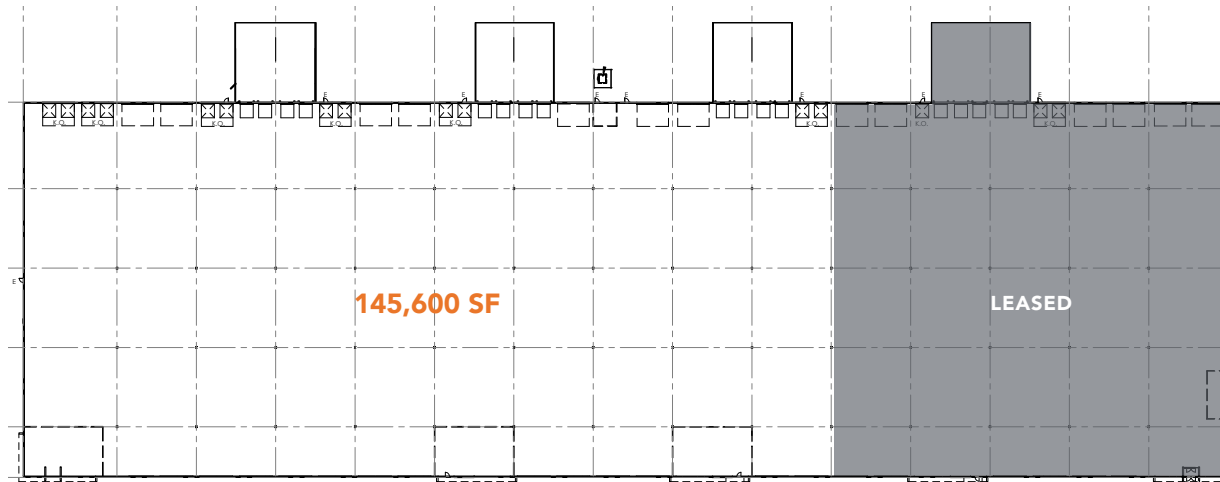
COLUMN GRID

55' x 55'



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

LEASE RATE

Market

OP COSTS

\$2.60 PSF
(2025 estimate)



40 YEARS REALTY YORK

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