

Size
27,050 SF

Quick Access
QUEEN ELIZABETH
HIGHWAY 2

Leasing Available
IMMEDIATELY

40 YEARS REALTY

FOR LEASE

1075 36Ave | NISKU

LOCATION

UNIT 200, 1075 36 Ave
Nisku, AB

ACCESS

Quick access to
Queen Elizabeth
Highway 2



FLOORPLAN

27,050 SF

OP COSTS

\$3.48 PSF
(2025 estimate)

BASE RENT

Market



LOADING

Overhead grade
loading doors
(1) 20x22 Grade



ZONING

IND - Industrial



LIGHTING

LED



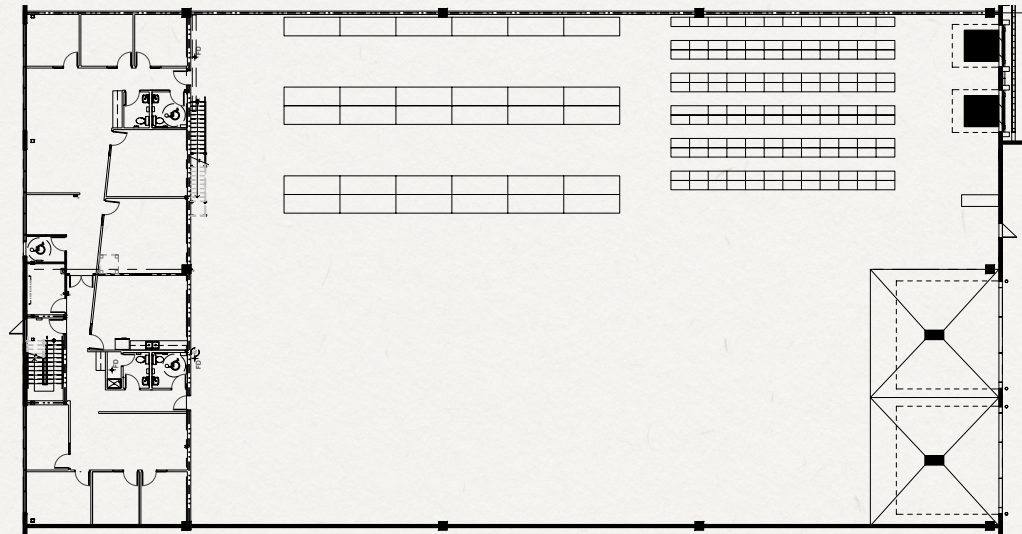
POWER

To be confirmed

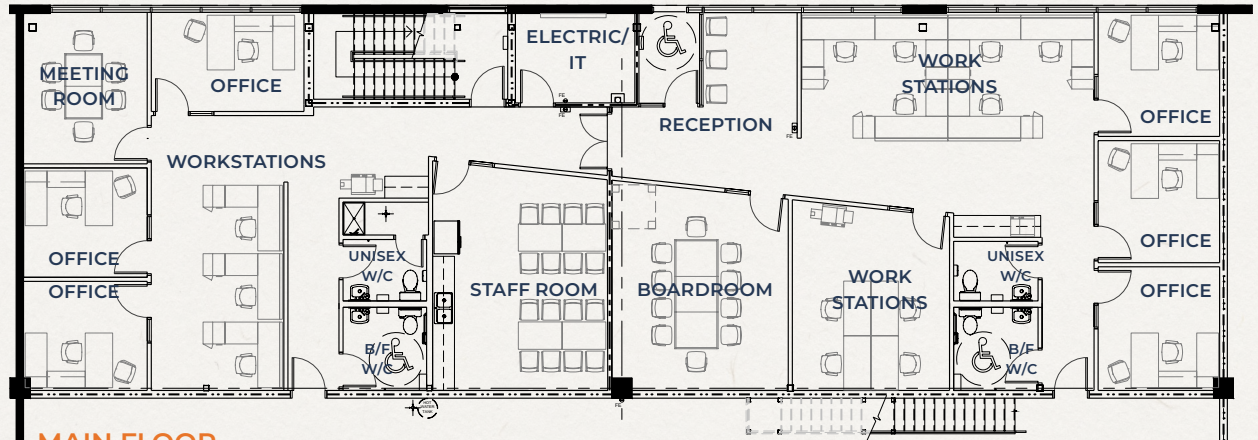


CLEAR HEIGHT

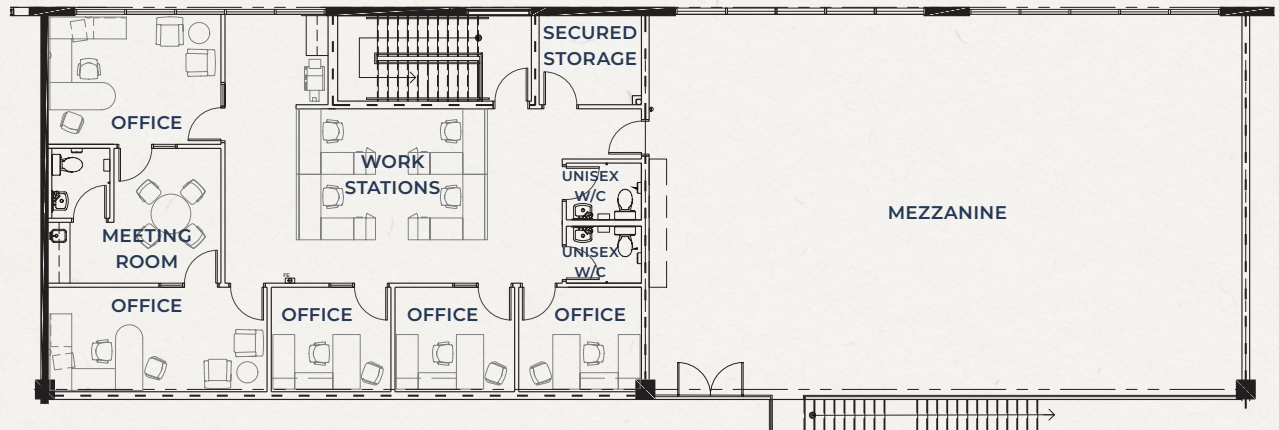
32'



WAREHOUSE



MAIN FLOOR



SECOND FLOOR





**FOR MORE
INFORMATION
CONTACT**

Andrew Rudzitis | Director - Client Solutions

587.572.3175 | andrew@yorkrealty.ca

Lucas Leisen | Client Solutions Manager

780.934.2929 | lucas@yorkrealty.ca