

Size
UP TO
217,100 SF

Leasing Available
FIXTURING
MAY 2026



FOR LEASE

Adjacent to 1026 30 Ave | NISKU

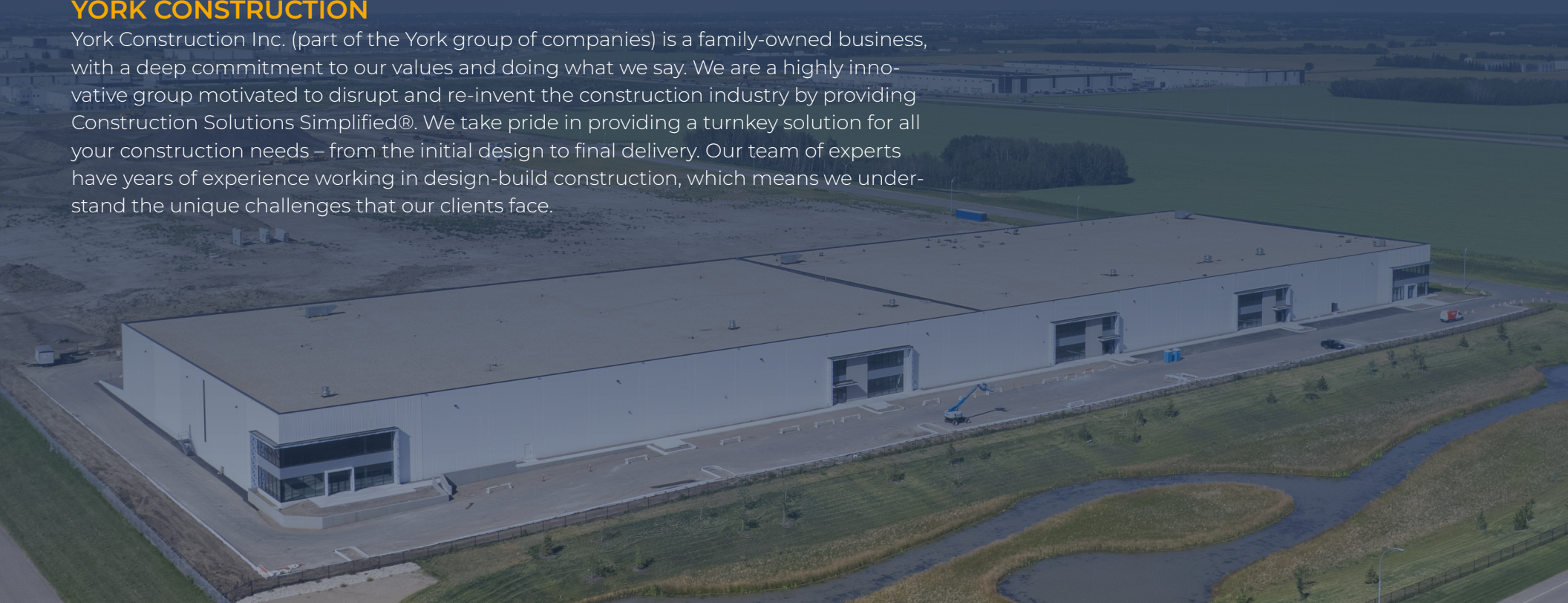
YORK REALTY

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.

YORK CONSTRUCTION

York Construction Inc. (part of the York group of companies) is a family-owned business, with a deep commitment to our values and doing what we say. We are a highly innovative group motivated to disrupt and re-invent the construction industry by providing Construction Solutions Simplified®. We take pride in providing a turnkey solution for all your construction needs – from the initial design to final delivery. Our team of experts have years of experience working in design-build construction, which means we understand the unique challenges that our clients face.



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

LOCATION

Adjacent to 1026 30 Ave
Nisku, AB

HWY
2

8 STREET

LEASED

LEASED

LOT 4
14.39 Acres

LOT 3
9.81 Acres

LEASED

LOT 1
5.26 Acres

NISKU SPINE ROAD

TOWNSHIP RD 510

ACCESS

Easy access from
Highway 2 and
Nisku Spine Road.

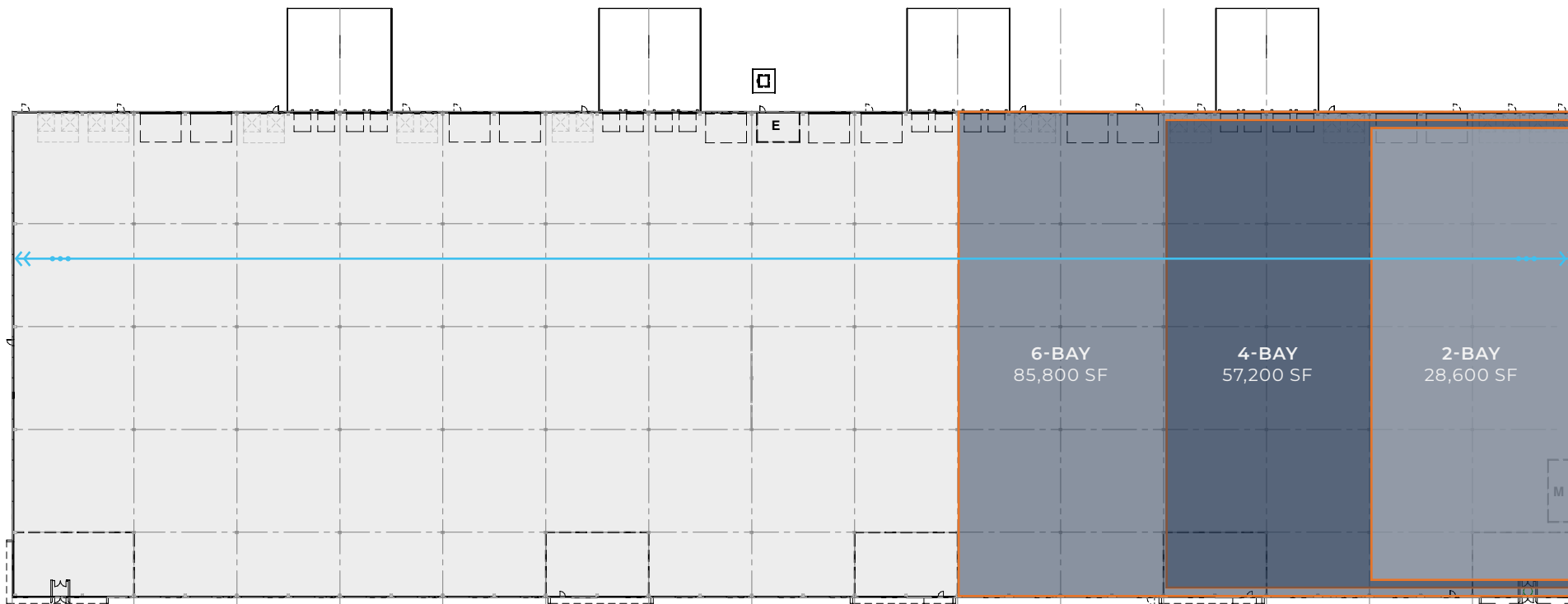
BASE RENT

Market

OP COSTS

\$2.60 PSF

(2025 estimate)



UP TO 217,100 SF
Proposed Spec Building

POSSIBLE DEMISING OPTIONS AVAILABLE

BUILDING



ZONING

IND - Industrial



YEAR BUILT

2026



LIGHTING

LED



LOADING

Dock and Grade



FIBRE OPTICS

Available



CLEAR HEIGHT

32'



POWER

2,000 Amp/600 Volts
3 Phase
(can be upgraded)



PARKING

Double row
parking available



BUILDING 2 | MAY 2026