

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

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# LOCATION

Adjacent to 1026 30 Ave  
Nisku, AB

HWY  
2

8 STREET

LEASED

LEASED

LOT 4  
14.39 Acres

NISKU SPINE ROAD

LOT 3  
9.81 Acres

LEASED

LOT 1  
5.26 Acres

TOWNSHIP RD 510

## ACCESS

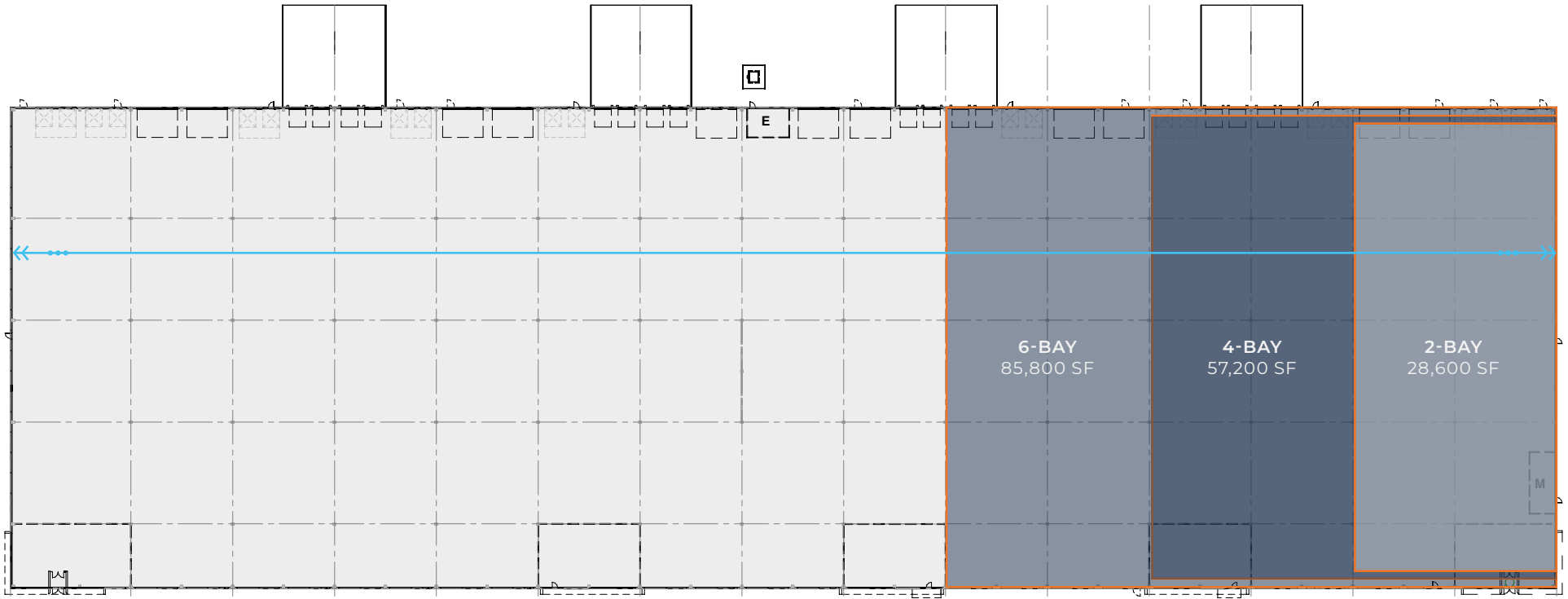
Easy access from  
Highway 2 and  
Nisku Spine Road.

## BASE RENT

Market

## OP COSTS

\$2.70 PSF  
(2026 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