

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

FOR MORE  
INFORMATION  
CONTACT

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# LOCATION

506 24 Ave  
Nisku, AB

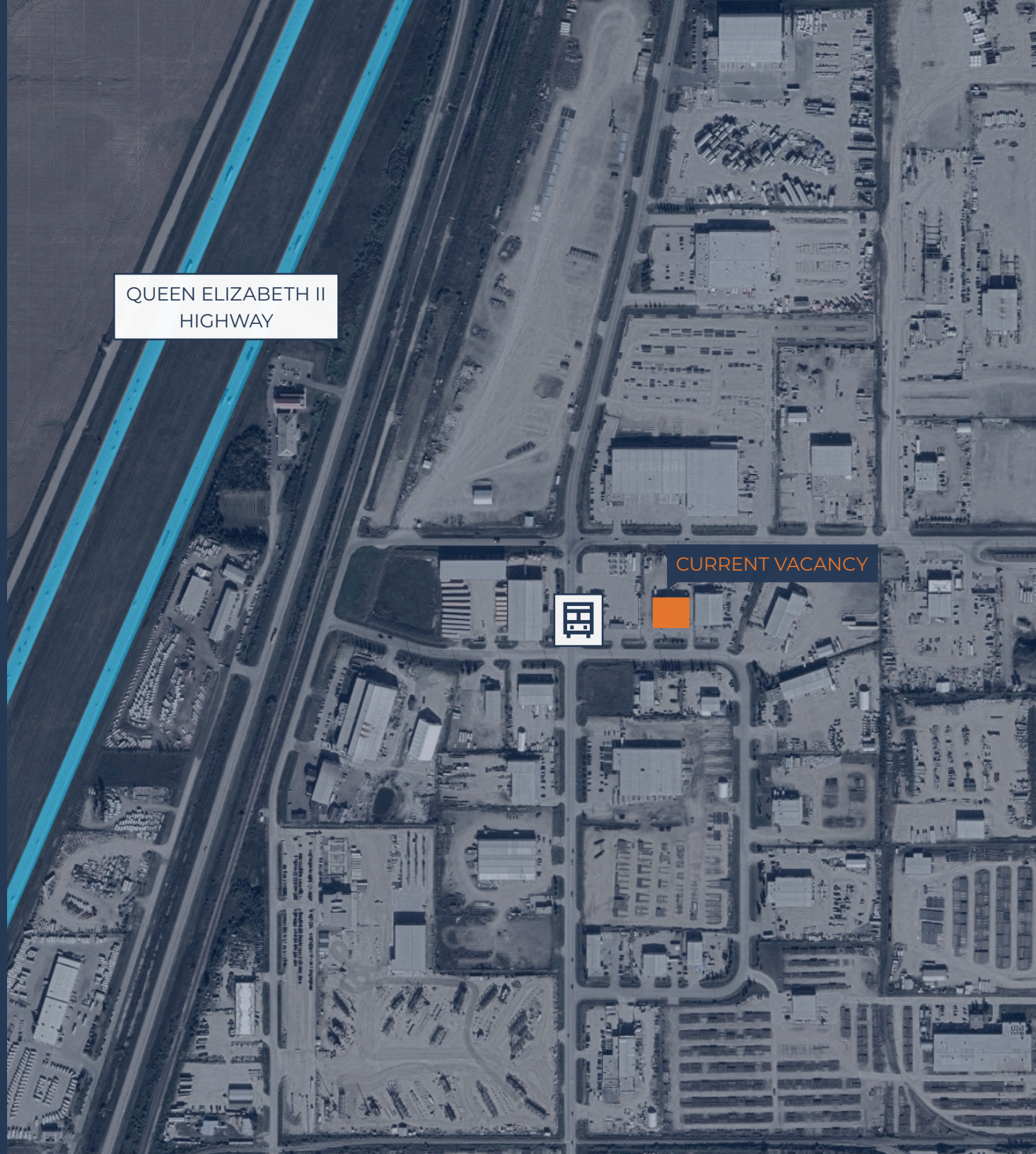
Located at 506 24 Avenue in Nisku, this property sits in one of the Edmonton region's most active industrial corridors. The location offers quick access to the Queen Elizabeth II Highway, providing efficient north-south connectivity between Edmonton, Calgary, and major regional markets.

The site is just 8.5 km from Edmonton International Airport and approximately 15 km from Anthony Henday Drive, allowing for convenient access to Edmonton's ring road and key distribution routes across the city and surrounding area.

QUEEN ELIZABETH II  
HIGHWAY

CURRENT VACANCY

-   160m  
Nearest bus stop
-   8.5km  
Edmonton  
International Airport
-   2.7km  
Queen Elizabeth  
II Highway
-   15km  
Anthony Henday



# 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



MAIN FLOOR



**SECOND FLOOR AND MEZZANINE**

