

Size
39,320 SF

Quick Access
WHITEMUD DRIVE
91 STREET



FOR LEASE

COMMERCIAL SOLUTIONS | EDMONTON

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

Andrew Rudzitis
Director, Client Solutions
587.572.3175
andrew@yorkrealty.ca

Lucas Leisen
Manager, Client Solutions
780.934.2929
lucas@yorkrealty.ca

LOCATION

4175 95 Street NW
Edmonton, AB

PROXIMITY

Strategically positioned at 4175 95 Street NW, this 39,320 SF industrial property offers seamless access to two of Edmonton's most critical traffic corridors. Whitemud Drive sits just 2.2 km from the site, connecting tenants efficiently to the city's east-west commuter network. Calgary Trail is 2.0 km away, opening a direct route south toward the Anthony Henday and the Queen Elizabeth II Highway to Calgary. For industrial users, this location delivers the rare combination of inner-city proximity and immediate highway access that drives operational efficiency across Western Canada.



300m
Nearest bus stop



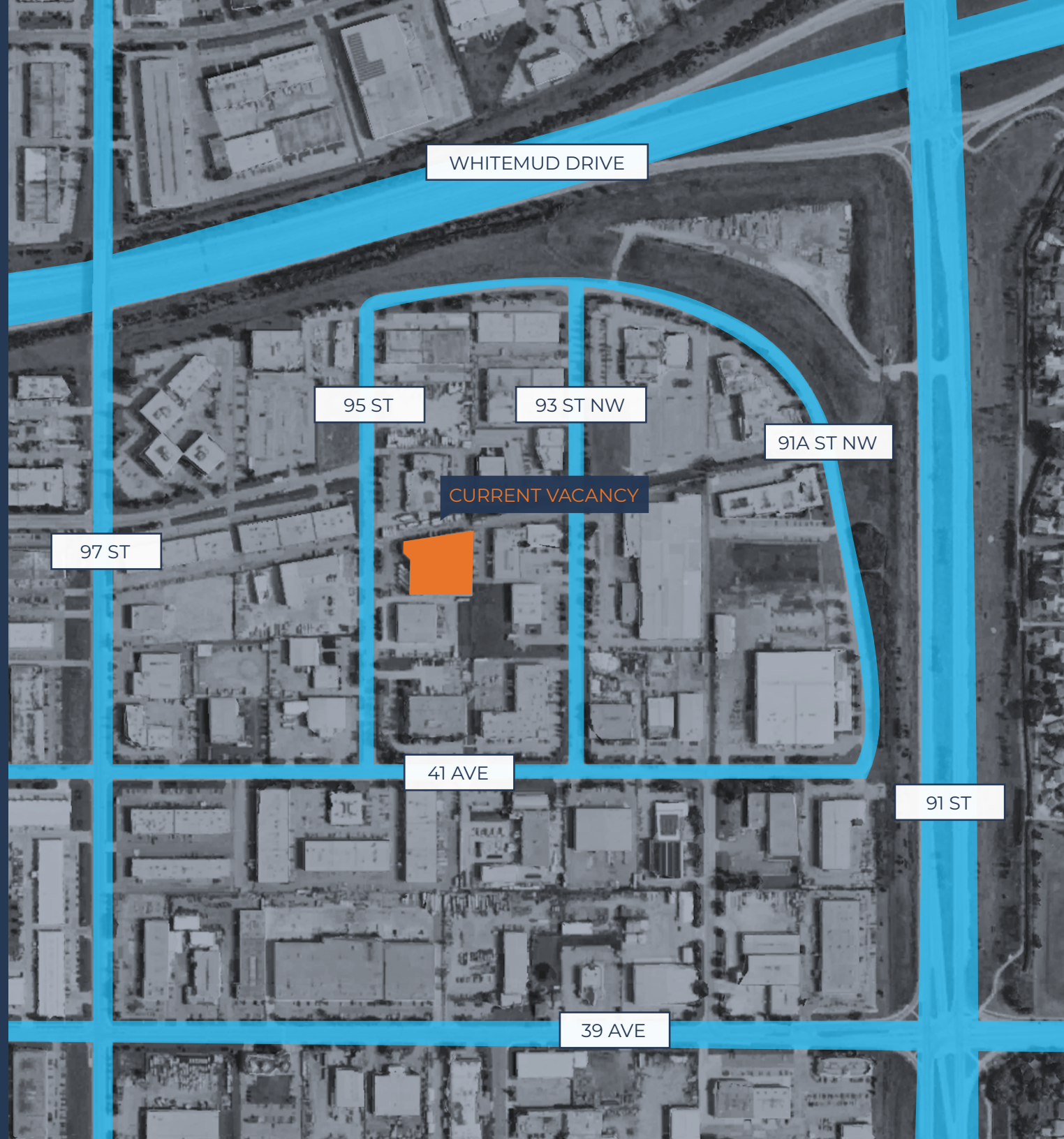
23km
Edmonton
International Airport



2km
Whitemud Drive



3.7km
Anthony Henday



FLOOR PLAN

39,320 SF



CLEAR HEIGHT

20 feet



LIGHTING

LED



YEAR BUILT

2005



ZONING

IM
Medium Industrial



POWER

600 amp; 347/600 volt
3 phase; 4 wire



PARKING

Available



LOADING

2 grade level doors &
4 Dock level doors

