

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

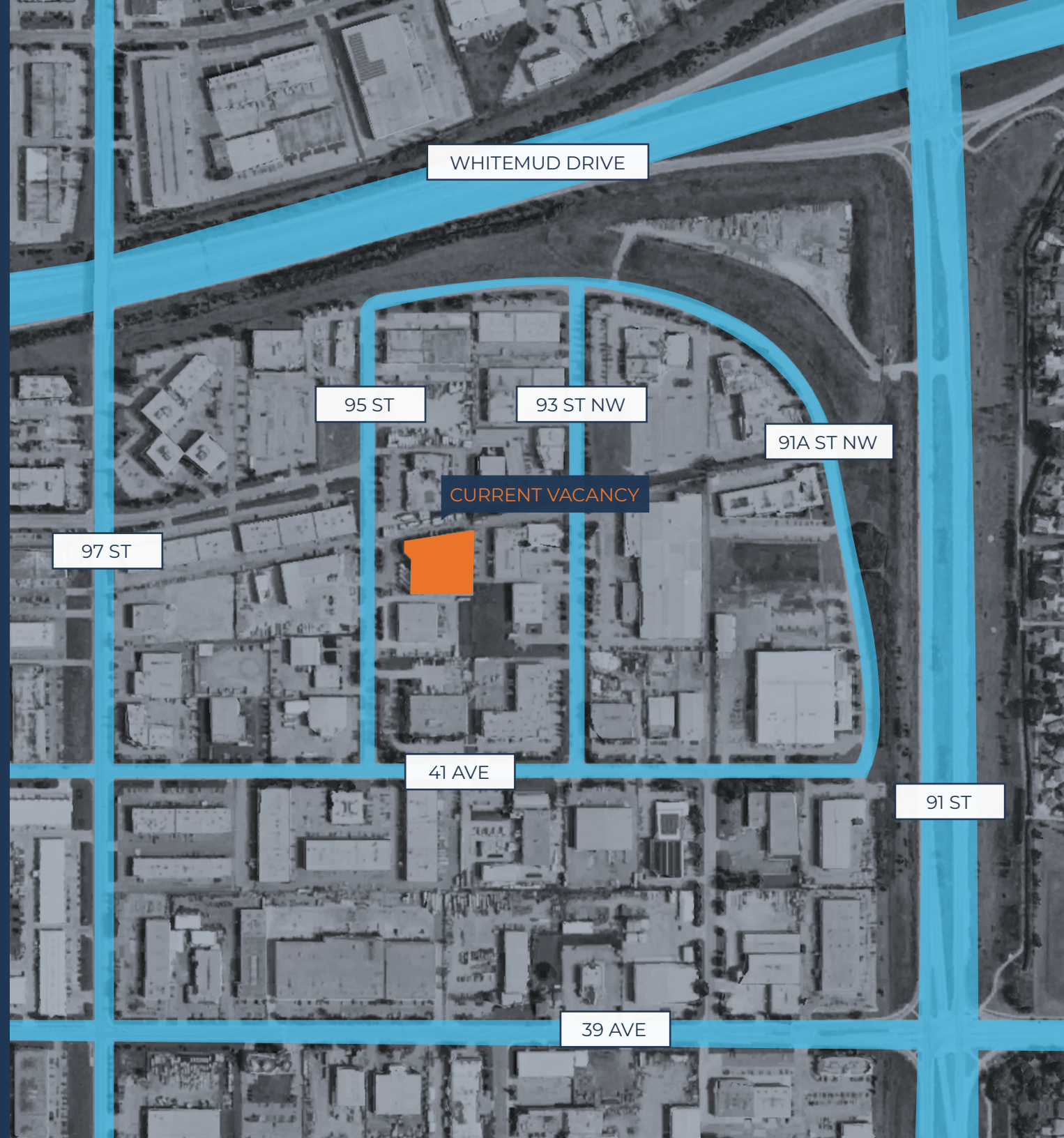
# LOCATION

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

3,500 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

