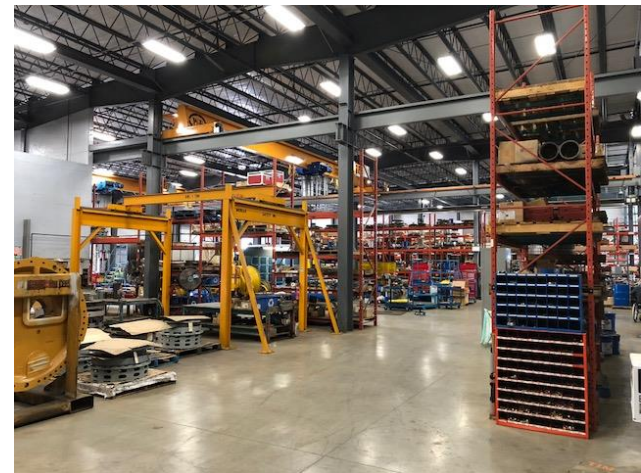




25,200 Sq. Ft. Freestanding Building on 2.0 Acres
Lease Rate: \$14.00 per Sq. Ft.

Property Highlights

- Excellent proximity to Highway 60, Yellowhead Trail and Anthony Henday Drive
- Built in 2012
- Dock and Grade Loading
- Air Make-Up
- Multiple cranes
- Radiant tube heating
- T5 lighting
- Sprinklers



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Suite 2700, TD Tower,
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Property Details

MUNICIPAL ADDRESS: 25535 117 Avenue
Formerly known as 119 Hayes Crescent
Acheson, AB

LEGAL DESCRIPTION: Plan 1021532, Block 1, Lot 119

ZONING: IB - Industrial Business

SITE SIZE: 2.0 Acres

AVAILABLE SIZE: 23,615 sq. ft. Warehouse
1,585 sq. ft. Main Office
25,200 sq. ft. Total

CEILING HEIGHT: 24' Clear

LIGHTING: T5 Lighting

HEATING: Radiant Tube

AIR MAKE-UP: Yes

SPRINKLERS: Yes

LOADING DOORS: (4) Grade (12' x 14')
(1) Dock (8' x 10') with leveler

CRANES: (2) 10 Ton Overhead Cranes
20' clear under bridge
48' crane span

POWER: 400 amp, 600 volt (TBC)

LEASE RATE: \$14.00 per sq. ft.

PURCHASE PRICE: Market

OPERATING COSTS: \$39,343.07 (2018)

AVAILABILITY: Immediately

Photos



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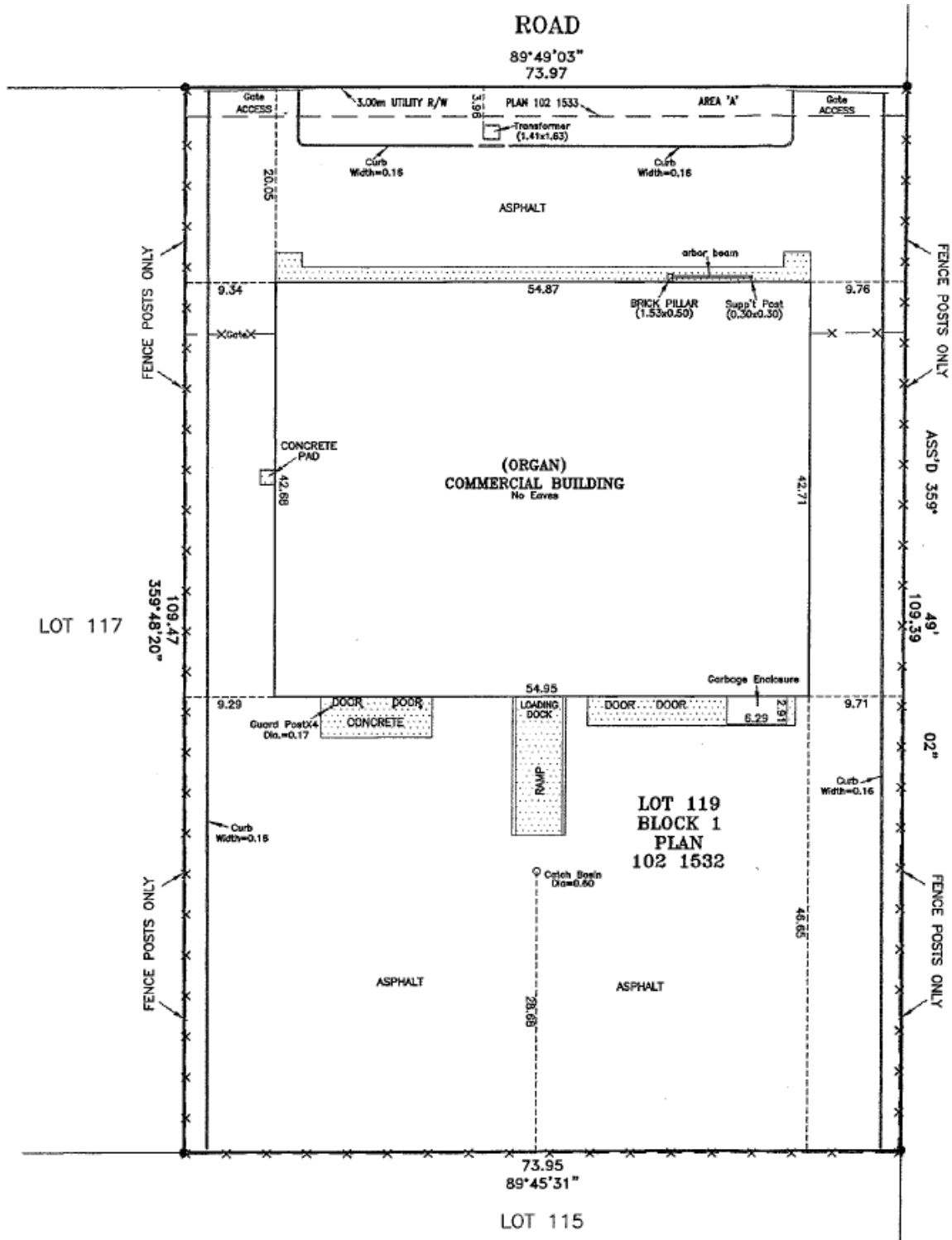
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Site Plan



REMAINDER OF
N.E.1/4 SEC.10-53-26-W.4 MER.

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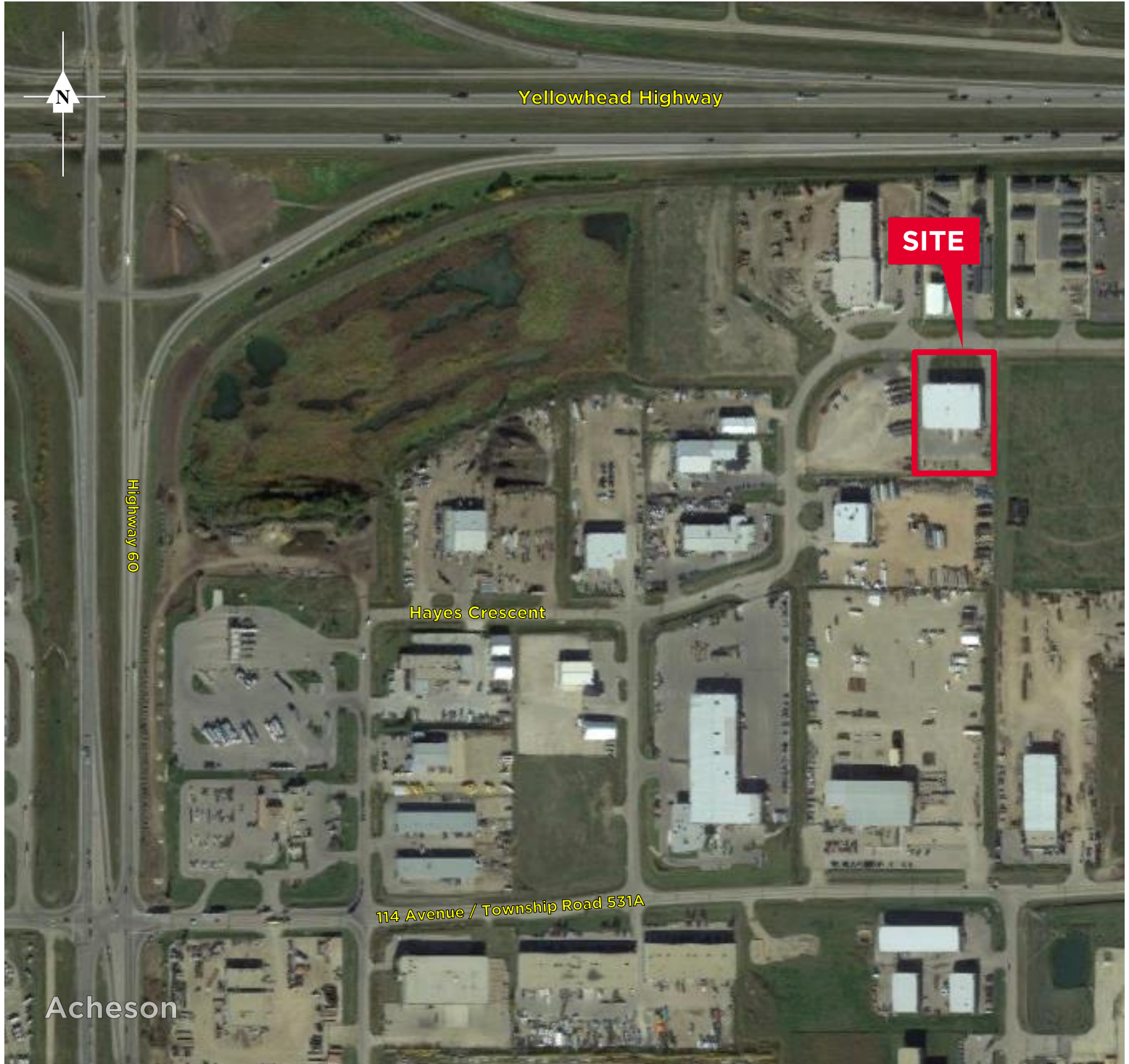
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Aerial



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