



# Acheson Cross Dock Facility

35,839 SF± ON 5 ACRES±

25535 - 111 AVENUE, ACHESON, AB

**FOR LEASE**



NAI COMMERCIAL REAL ESTATE INC.  
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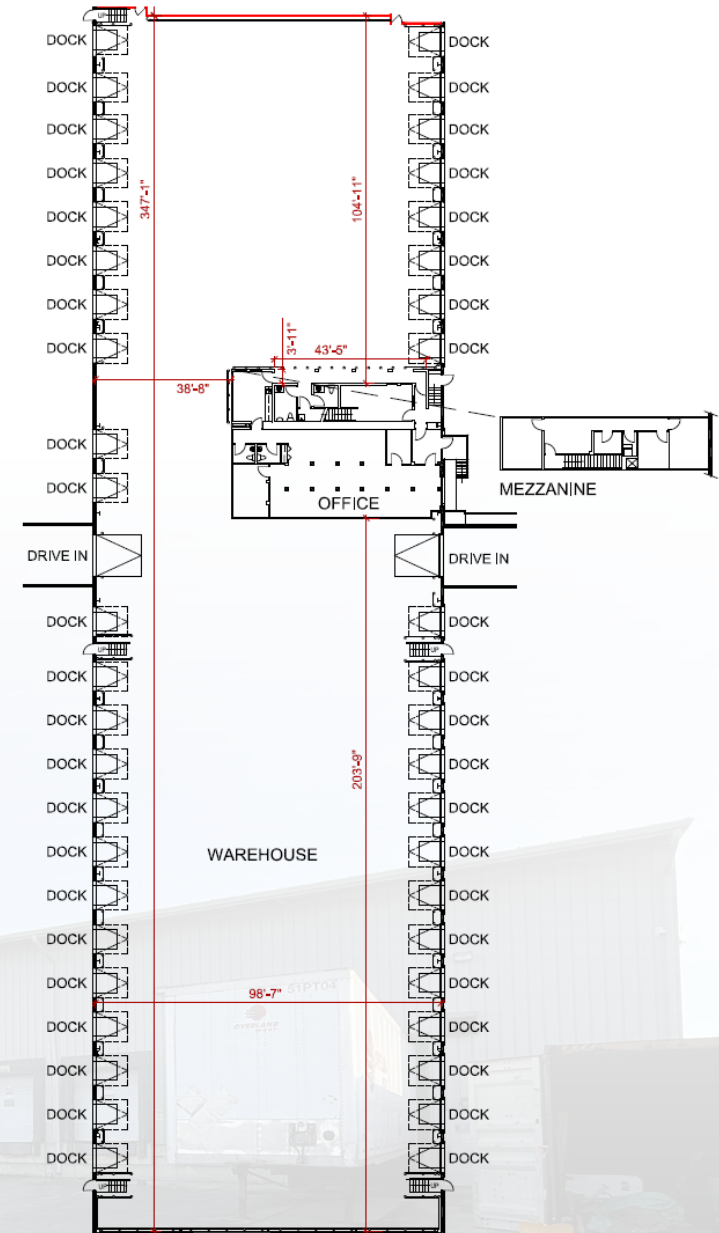


## Property Highlights

- Rare cross dock facility available for lease
- 98'7 clear span warehouse
- Excellent location with easy access to Highway 60, Highway 16A and Highway 16
- 5 acres fully paved, fenced and secure with 2 access points and ample space for trailer parking
- Additional 10 Acres of raw land available onsite

## Additional Information

LEGAL DESCRIPTION	Plan 0721720 Block 4 Lot 220
SITE SIZE	5 acres finished with asphalt
BUILDING SIZE	Office: 2,352 sq.ft.± Warehouse: 32,555 sq.ft.± Office Mezz: 932 sq.ft.± Total: 35,839sq.ft.±
ZONING	IM (Medium Industrial)
AVAILABLE	June 1, 2026
YEAR BUILT	2007
HEATING	Radiant heating
POWER	400 amp, 600 volt (TBC)
SPRINKLER	Fully sprinklered building
LIGHTING	LED
LOADING	(44) 10' x 10' Dock Loading Doors with levelers (2) 12' x 14' Ramped Grade Loading Doors
LEASE TERM	3 - 10 years
NET RENTAL RATE	\$20.25/sq.ft./annum
OPERATING COSTS	\$4.26/sq.ft./annum (2026) includes insurance, common area maintenance and repairs (plus property management 4% of gross rents)
PROPERTY TAX	\$3.67/sq.ft./annum (2026)







## **dream**

Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 71 million square feet of industrial assets in Canada, Europe, and the United States for over 1,500 occupiers operating across a diversity of sectors. The organization has a track record of delivering best-in-class modern industrial properties globally, with a development pipeline that includes approximately 6 million square feet of active projects and an additional 7 million square feet available for expansion or built-to-suit purposes.

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## **NAI**Commercial

NAI Commercial is a market-leading, full service commercial real estate brokerage providing exceptional service and expertise in Edmonton and surrounding areas since 1966. We are your ideal partner given our depth of local market knowledge and the transaction volume we close on year after year for our clients.

We build our network of successful relationships based on trust and loyalty, and many of our clients choose to deal with us exclusively for all their commercial real estate needs. We offer trusted advice in Edmonton, across Canada and around the world.

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