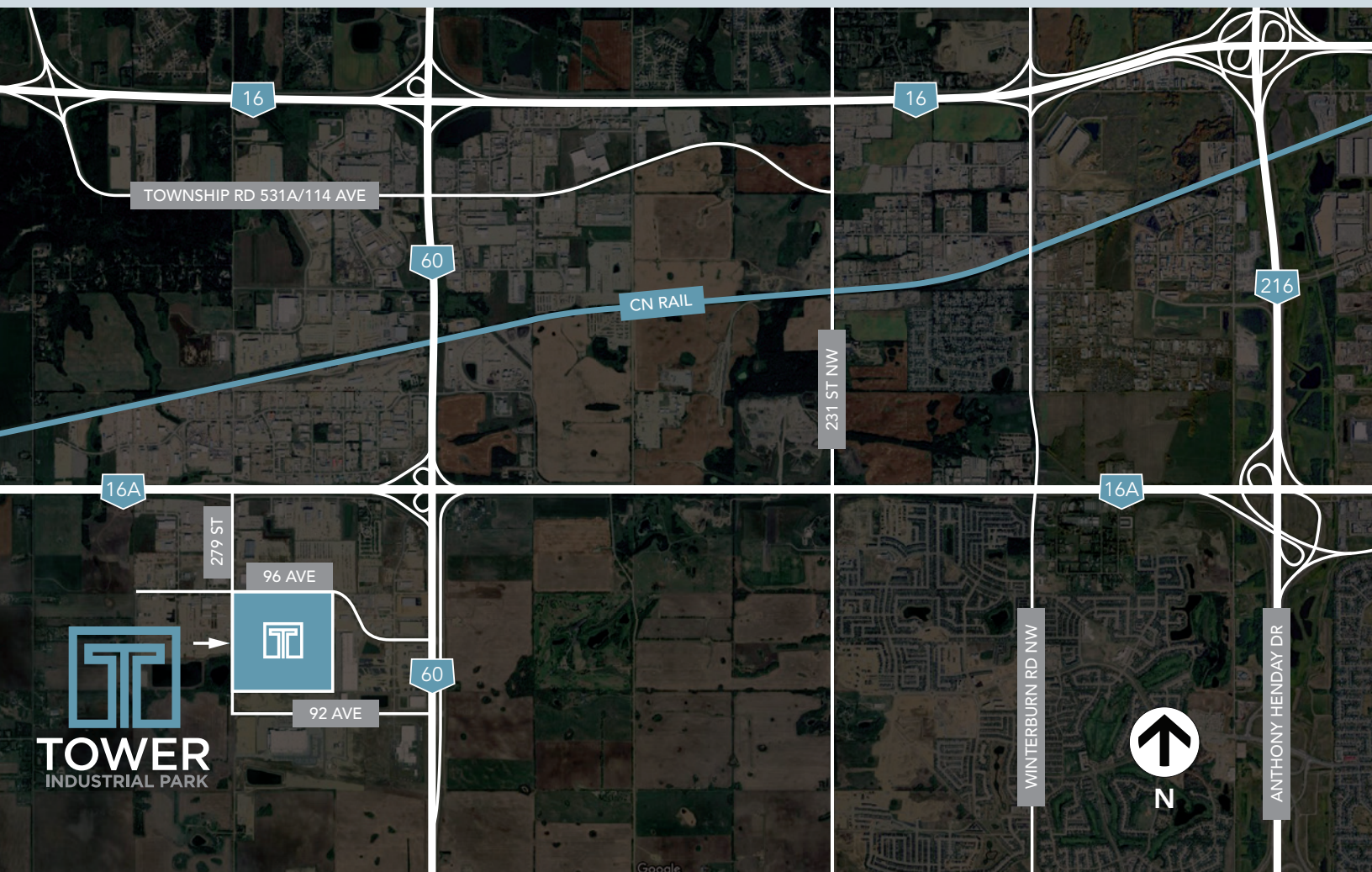
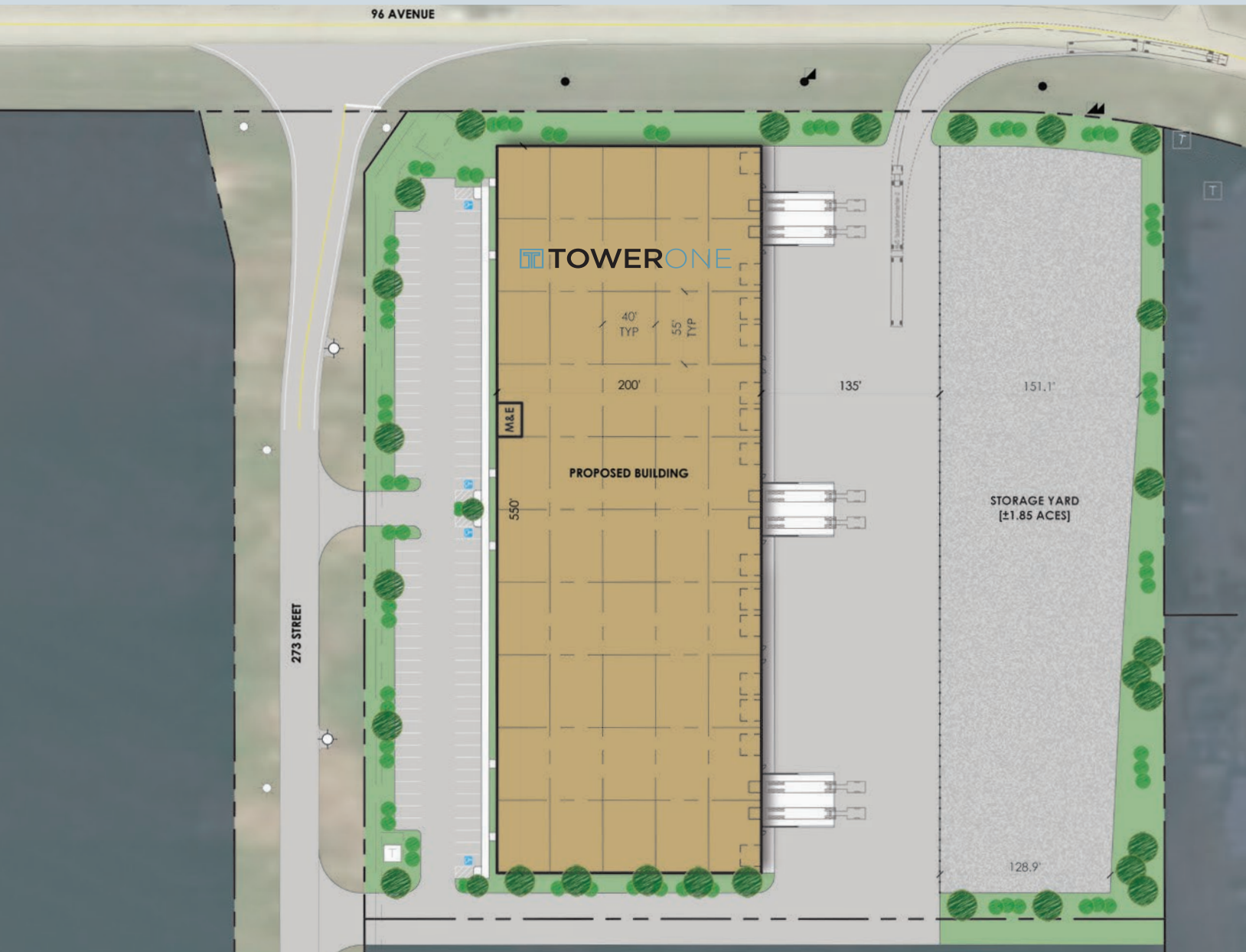


LOCATION & ACCESS ROUTES





SITE PLAN



TOWER ONE

9517 - 273 Street, Acheson, AB

TOTAL

112,260 SF on 8.47 acres

OCCUPANCY

Summer 2026

HIGHLIGHTS

- Excellent access to Highway 60 & Highway 16A for connection to all major arterial roadways in Acheson
- Bay sizes starting at 11,000 SF
- Typical column spacing of 55' x 40' with a bay depth of 200'
- Fourteen 16' x 16' grade loading doors and six 9'x10' dock level loading doors
- 28' clear ceiling heights with a 7" floor slab
- Crane ready building with 10-Ton capacity
- Larger fenced and graveled yard compounds available up to 2.02 acres
- Power supply - 2,000 AMP service
- Pre-cast concrete construction

LEASING TERMS

- Variable lease terms from 5 years with occupancy Q3 2026
- 5% office build-out included in the base rent
- Operating costs estimated at \$3.70 / SF (2026)
- Tower Industrial Park is Remington's newest development within Acheson that also features the ability for larger building opportunities in the park

THE TOWER INDUSTRIAL PARK OPPORTUNITY

Remington Development Corporation's newest 126.41 acre industrial development with lot sizes starting at 8.06 acres. Medium Industrial (MI) zoned lots available for build-to-suit opportunities, as well as future spec industrial buildings.



SEE REMINGTON'S GALLERY OF RECENT ALBERTA-BASED INDUSTRIAL PROJECTS
AND A SAMPLE OF INDUSTRIAL LEADERS WHO LEVERAGE REMINGTON'S EXPERTISE.

