

FOR LEASE & SALE

±24,800 SF Warehouse on 4.64 Acres

28116 Acheson Road, Acheson | AB

Jim Bijou

Senior Vice President
+1 780 405 0222
jim.bijou@colliers.com

Charlie Gawlicki

Associate
+1 780 288 5448
charlie.gawlicki@colliers.com



Accelerating success.

28116 ACHESON ROAD, ACHESON | AB

FOR SALE

\$6,820,000

LEASE RATE

\$16.00 PSF



PROPERTY DETAILS

Legal Description Plan 7622317, Block 2, Lot 4

Zoning MI (Medium Industrial)

Year Built 1982

Site Size ±4.64 Acres

Building Size ± 24,800 SF

Shop ±21,600 SF

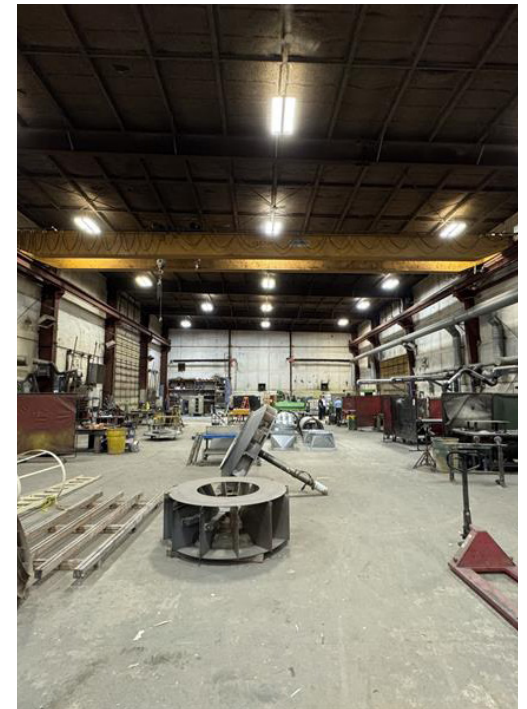
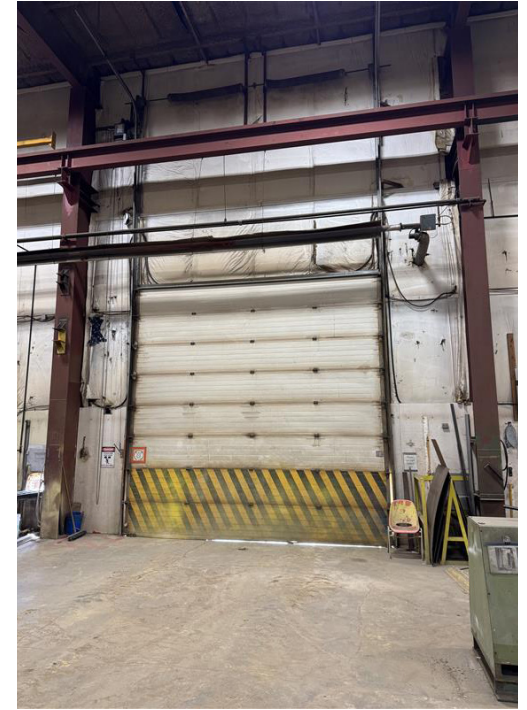
Office ±3,200 SF

Ceiling Height 32' & 22'5" underhook

Loading
1 Grade (18' x 14')
1 Grade (16' x 20')
1 Grade (22' x 20')
2 Grade (16' x 16')

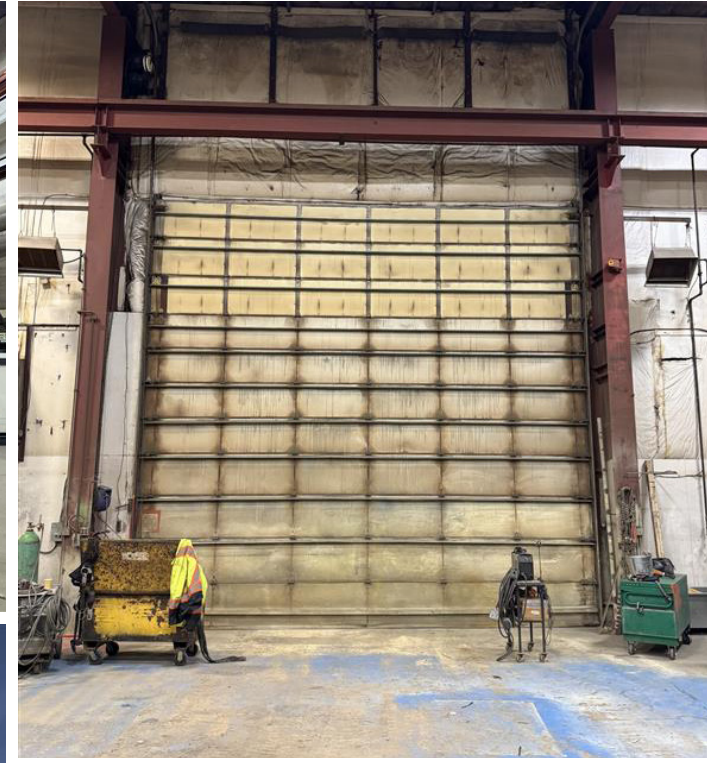
Power 400 Amp

Cranes
One 2-ton
One 5-ton
Two 3-ton



PROPERTY HIGHLIGHTS

- Heavy industrial capacity
- Modern industrial facility
- Fenced and compacted yard
- High ceiling height
- Drive-through bay
- Overhead cranes throughout shop
- Large overhead doors
- Clear-span shop





For more information, contact:

Jim Bijou

Senior Vice President
+1 780 405 0222
jim.bijou@colliers.com

Charlie Gawlicki

Associate
+1 780 288 5448
charlie.gawlicki@colliers.com



Accelerating success.

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.