

**READY FOR FIXTURING**



## Freestanding Building with Yard

**BEVINGTON ROAD**  
ACHESON, AB

Partnership. Performance.

### Opportunity

- New precast concrete construction with build-to-suit office
- Ability to accommodate 7,850 to 15,700 sf on main floor; building is engineered to add second floor office mezzanine of up to an additional 3,285 sf
- Four drive-thru loading bays and four drive-in loading bays
- Drive around access with 1/2 acre of yard - gravelled and fenced
- Close proximity to Highway 16 and Highway 16A

### Avison Young Industrial Team

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## Property Details

Legal Description: Plan 122289, Block 1, Lot 102

Lighting: Motion sensed LED

Building Size: 15,700 sf  
**Minimum Size:** 7,850 sf  
**Office Area:** Landlord will build to suit.  
Additional 3,285 sf of second floor office mezzanine can be built

Ceiling: 25'5" (clear)

Operating Costs: TBD

Site Size: 1.65 acres

Taxes: \$17,367.76 (2018)

Loading: Grade (16' x 18') - Rear (8), Front (4) drive-thru/drive-in

Lease Rate: **Starting at \$19.00 psf**

Electrical: 400 amp, 347/600 volt

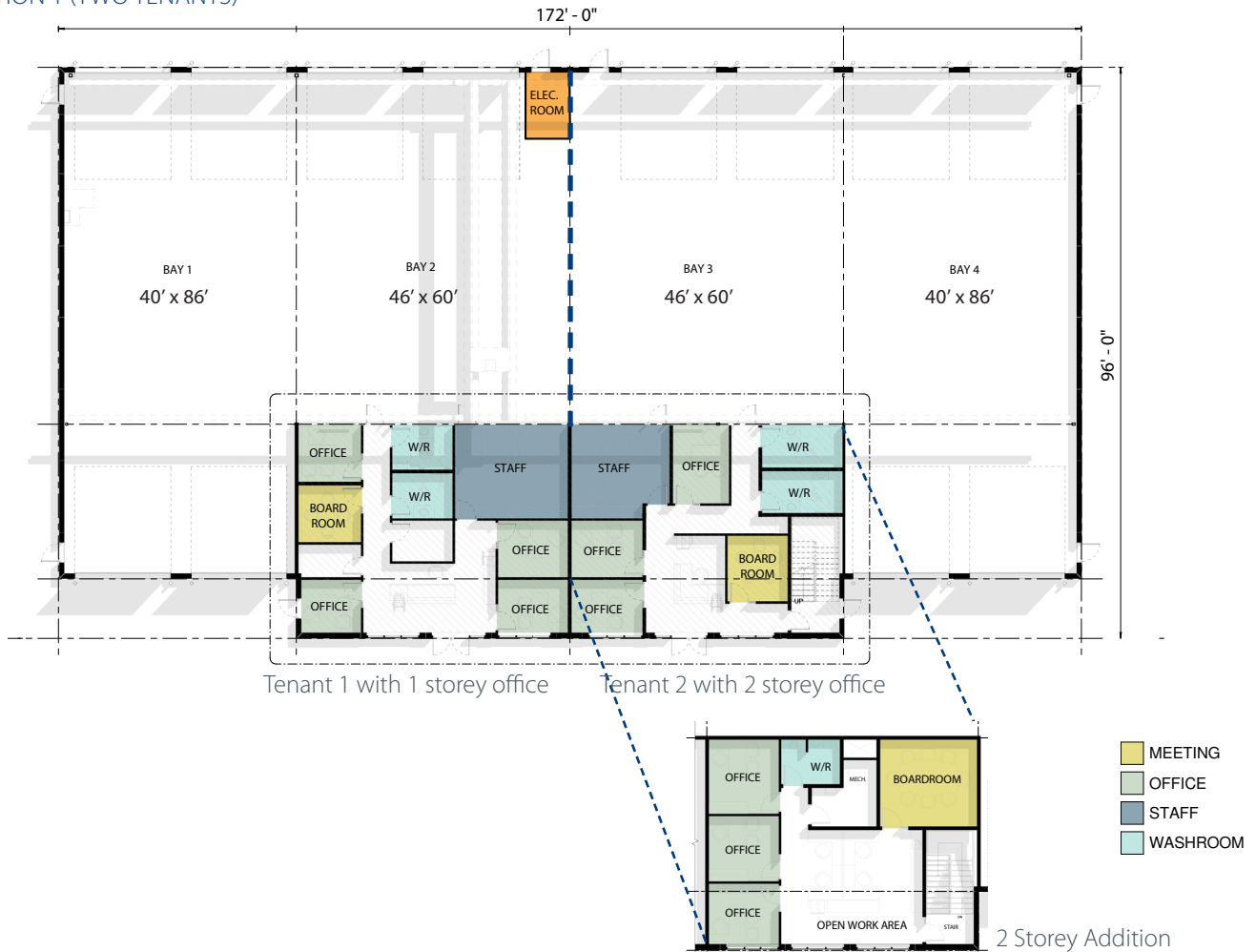


**Flexible** build out options

Landlord will build to suit



OPTION 1 (TWO TENANTS)



OPTION 2 (ONE TENANT)



- Radiant tube heating in shop
- Option for trench sumps throughout
- Fully fenced site with 6' chain link fence and two 14' non-motorized swing gates
- Ample parking for office
- Fully landscaped
- Wide drive isles with drive around access/egress





Platinum member

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