

READY FOR FIXTURING



11661

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

Thomas Ashcroft, Principal
780.429.7571
thomas.ashcroft@avisonyoung.com

Grant Ranslam, Principal
780.702.5853
grant.ranslam@avisonyoung.com

Ryan Zabloski, Principal
780.702.0691
ryan.zabloski@avisonyoung.com



Property Details

Legal Description: Plan 1722289, 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: \$22,254.02 (2019)

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

Lease Rate: **From \$16.00/Bldg SF**
Plus: \$1.85/Excess Yard SF (21,780 sf)

Electrical: 400 amp, 347/600 volt, 3 phase

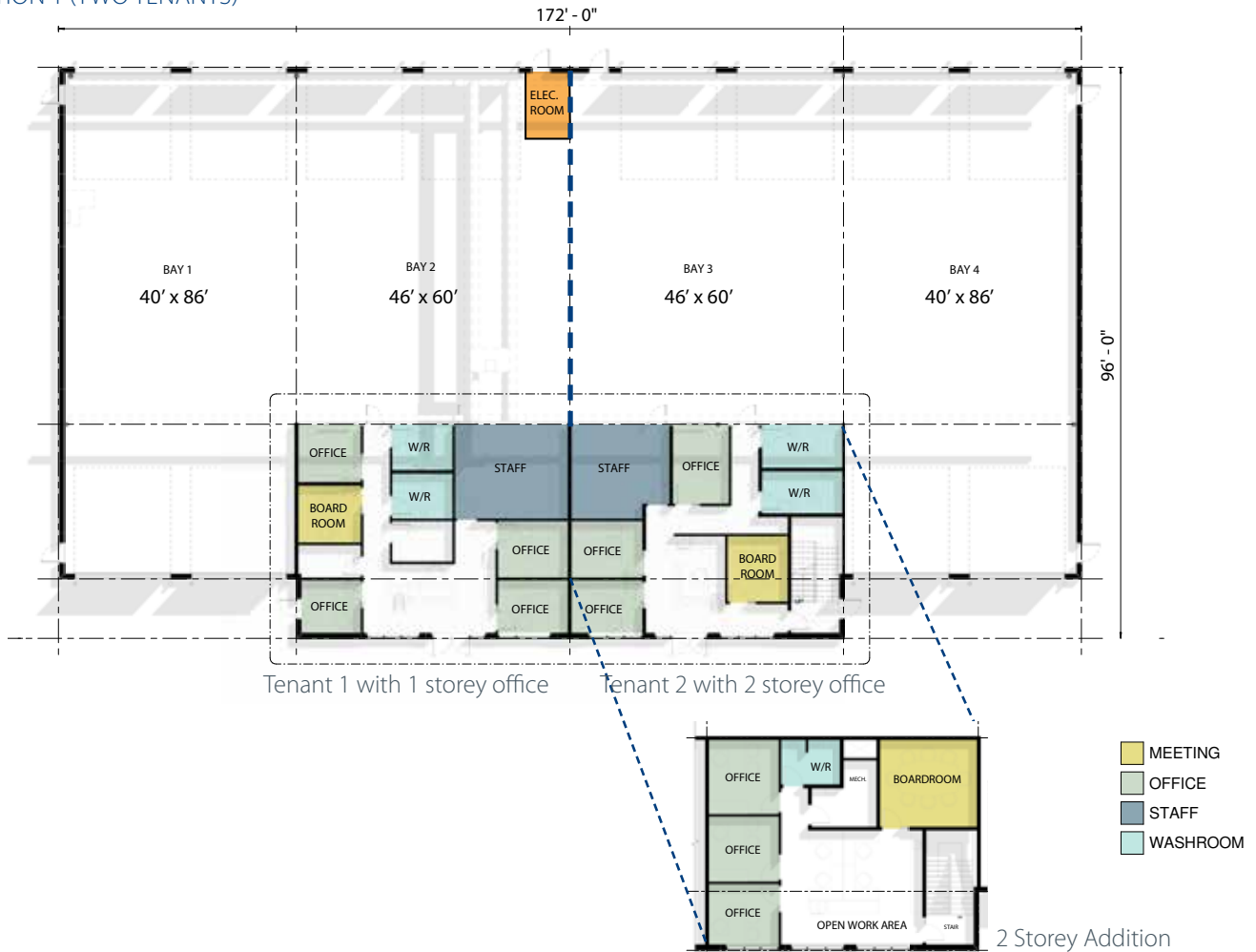
TI Allowance: **\$10.00 psf**



Flexible build out options

Landlord will build to suit

OPTION 1 (TWO TENANTS)

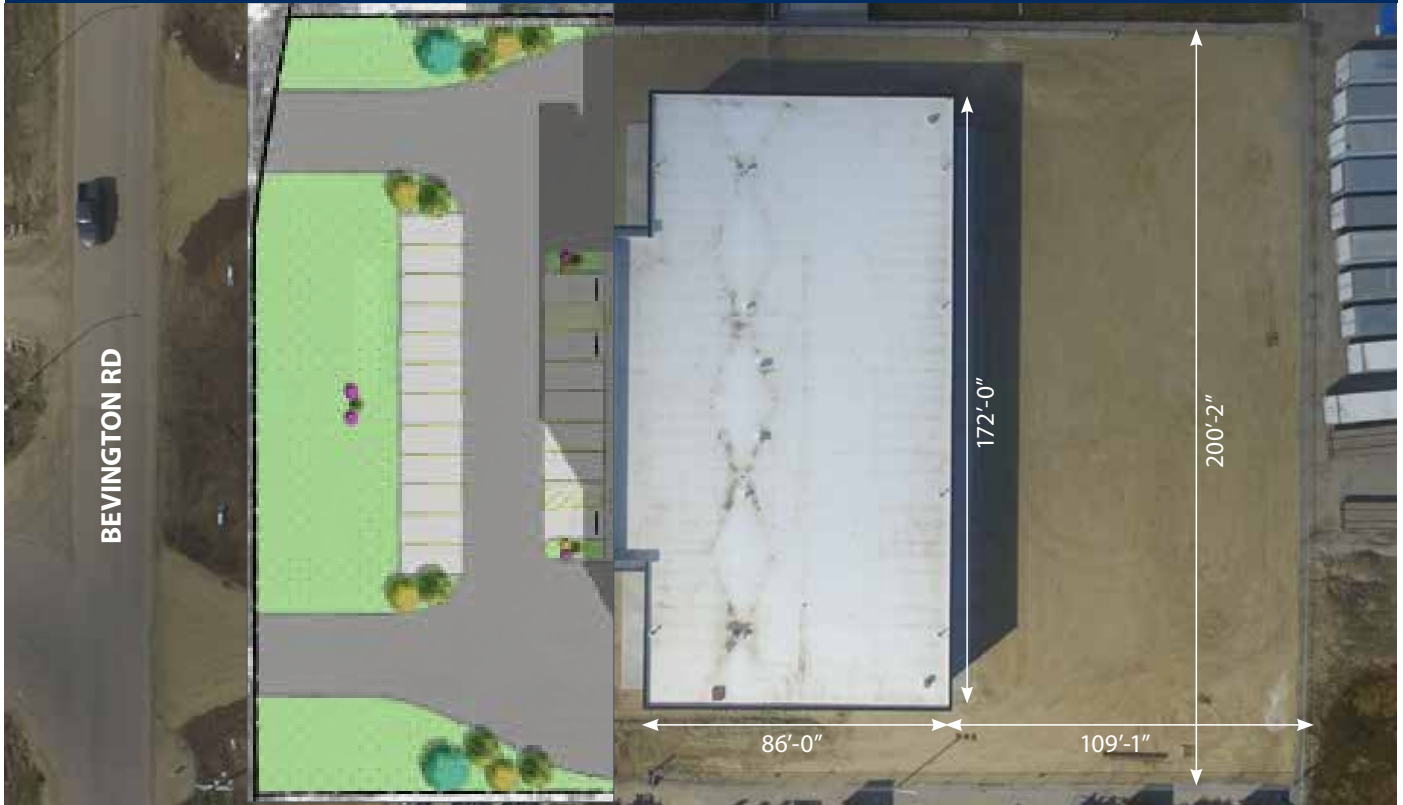


OPTION 2 (ONE TENANT)



- 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

avisonyoung.com

