



Partnership. Performance.



Property Highlights

- Substantial completion of the building and site work scheduled for early December 2018
- Precast concrete construction
- 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
- New construction with build-to-suit office
- Four drive-thru loading bays and four drive-in loading bays
- Drive around access with fenced and secured yard
- Close proximity to Highway 16 and Highway 16A

Avison Young Industrial Team

780.428.7850

edmonton.industrial@avisonyoung.com

FREESTANDING
BUILDING WITH YARD
ACHESON, AB



Platinum member



Property Details

LEGAL ADDRESS:

Plan 122289, Block 1, Lot 102

BUILDING AREA:

15,700 square feet

Minimum Size: 7,850 square feet

Office Area: Landlord will build to suit. Additional 3,285 sf of second floor office mezzanine can be built

SITE SIZE:

1.65 acres

POWER:

400 amp, 347/600 volt

LIGHTING:

Motion sensed LED

CLEAR CEILING HEIGHT:

25'5"

LOADING:

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

LEASE RATE:

Starting at \$19.00 psf net

OPERATING COSTS:

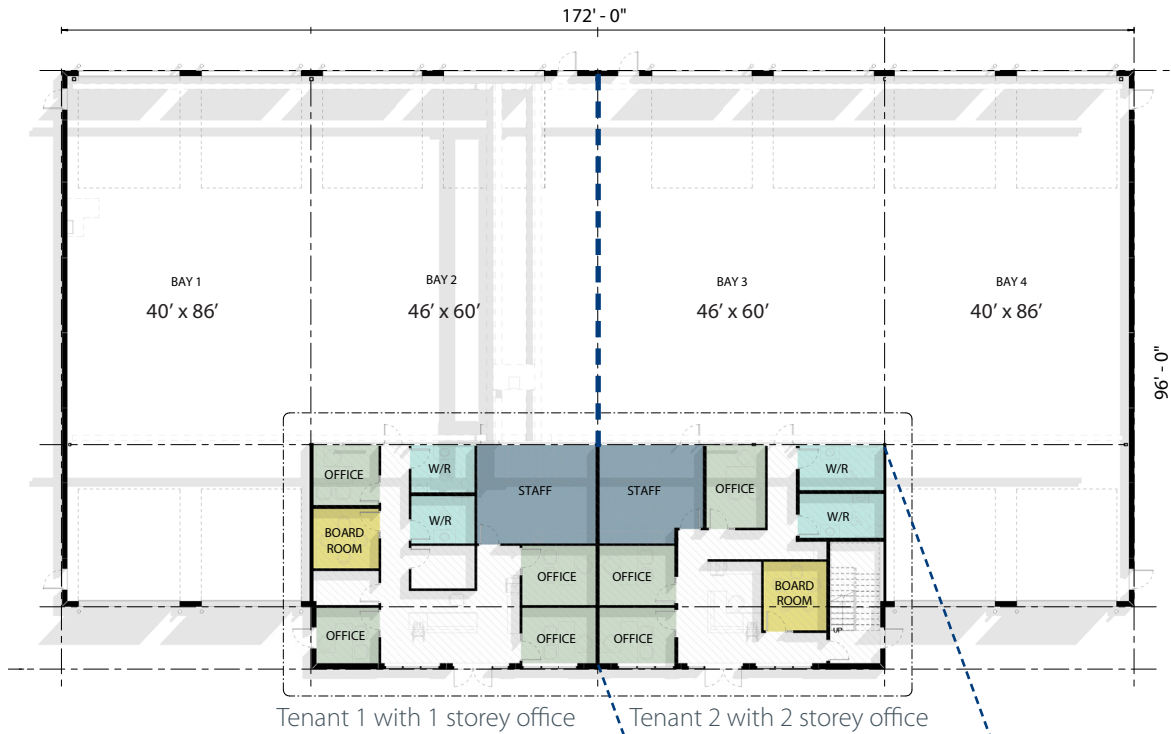
TBD

Additional Details

- 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



OPTION 1 (TWO TENANTS)



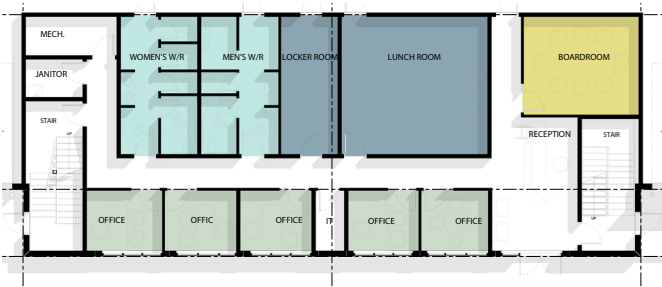
FLEXIBLE BUILD OUT OPTIONS
Landlord will build to suit



- MEETING
- OFFICE
- STAFF
- WASHROOM

2 Storey Addition

OPTION 2 (ONE TENANT)



Main floor



2nd Floor



Intelligent
Real Estate
Solutions

