

Freestanding Building on 1.54 Acres



FOR LEASE

11318 269 STREET, ACHESON, AB

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PROPERTY HIGHLIGHTS

- Rare opportunity to lease a freestanding industrial building on 1.54 acres
- High quality, attractive office buildout, with modern finishes and exposed aggregate floor
- Shop features a wash bay, 5-ton overhead crane, sump, and make-up air
- Six (6) 12' x 14' grade loading doors with concrete apron and drive thru access
- Bright, air-conditioned office area
- LED lighting in warehouse
- Fenced and gated heavy-duty yard
- Low site coverage ratio (13%)



PROPERTY DETAILS

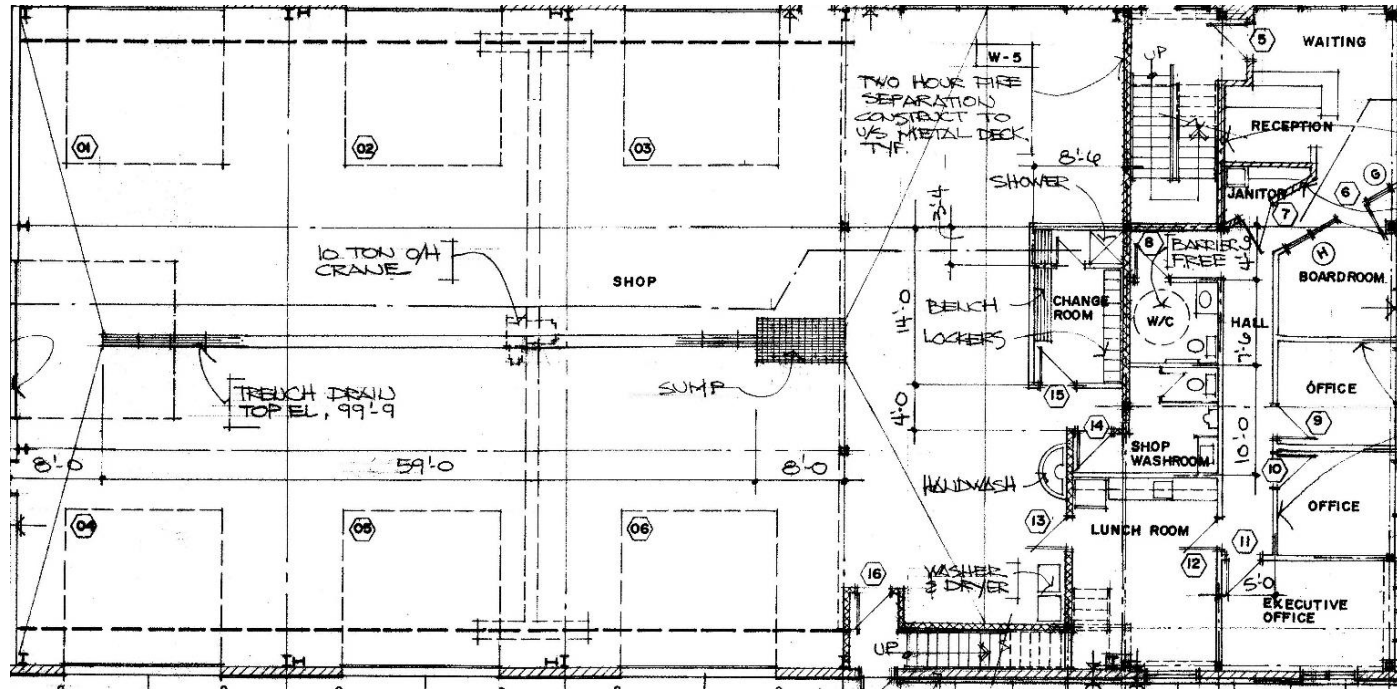
PROPERTY LOCATION	11318 269 Street, Acheson, AB	YEAR BUILT	2018
LEGAL DESCRIPTION	Plan 1125194, Block 1, Lot 6	TOTAL SITE AREA	1.54 Acres (1.31 Acres useable area)
BUILDING SIZE	1,500 square feet Main Floor Office 6,000 square feet Warehouse 1,500 square feet Second Floor Office 1,500 square feet Shop Mezzanine 10,500 SF TOTAL	ZONING	MI - Medium Industrial
LOADING	Six (6) 12' x 14' grade loading doors	AVAILABLE	Immediately
POWER	400 Amp, 120/208 Volt (TBC)	LEASE RATE	\$19,500 per month, Triple Net
		OPERATING COSTS (2024)	\$3.50 per square foot (estimated) (includes taxes and insurance)



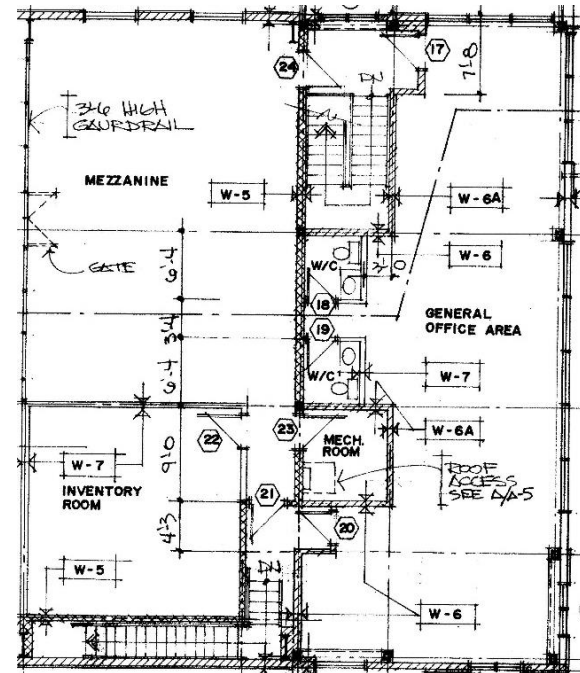
PROPERTY PHOTOS



FLOORPLANS



MAIN FLOOR



SECOND FLOOR



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