

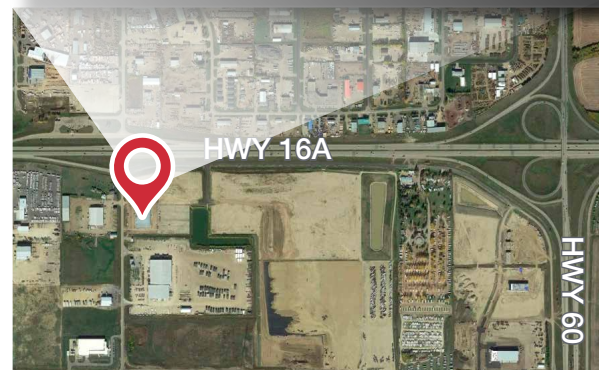


9871 - 279 Street

Acheson, Alberta

Property Features

- 9,817 - 19,633 sq. ft.± available
- Fenced and gravelled yard area
- Landlord will build out office space to suit tenants
- Join Jag Industries and Corrosion Service Canada
- Quick access to Highway 16A, Highway 16, Highway 60 and Anthony Henday Drive
- Fibre optic service to the building



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For Lease
Industrial Space
Acheson, AB

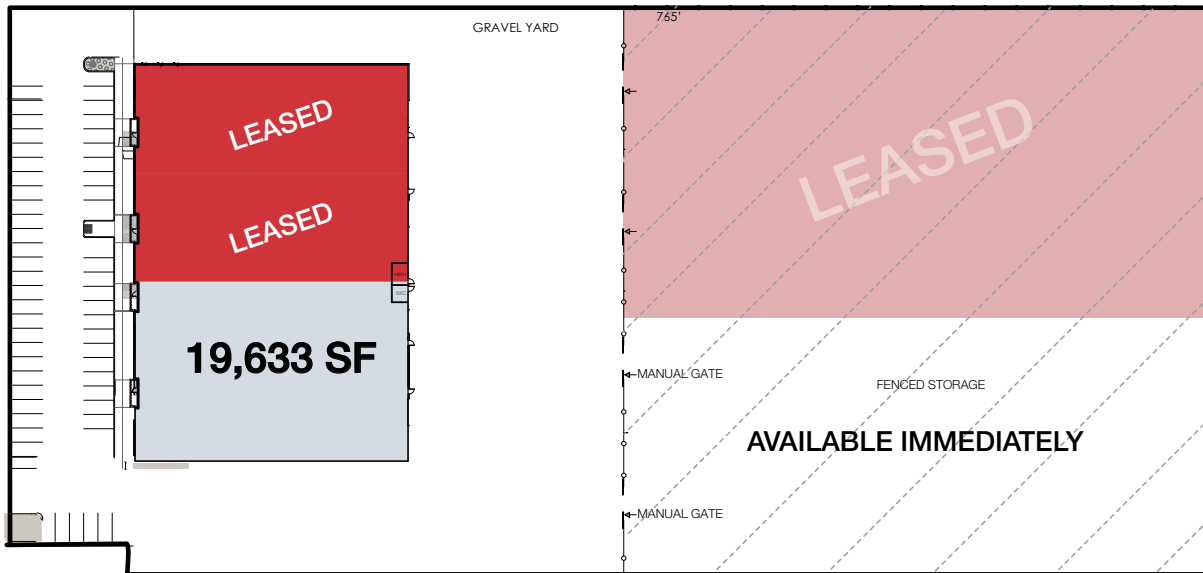
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Additional Information

SIZES AVAILABLE	9,871 - 19,633 sq. ft. ± Two bays available
LEGAL DESCRIPTION	Plan 1520423, Block 2, Lot 1
YARD SPACE AVAILABLE	29,977 sq ft to 59,954 sq ft (0.69 acres to 1.38 acres)
CEILING HEIGHT	28' clear
LOADING	Grade level overhead doors (14' x 16')
LIGHTING	T5HO
POWER	Each bay has 2 panels, 120/208v for the office and 347/600v shop/warehouse
DRAINAGE	Dual compartment sump in each bay

YEAR BUILT	2016
ZONING	BI (Business Industrial District)
INTERNET	Fibre optic conduit to each bay
AVAILABILITY	Immediate - Ready for Tenant fixturing
TENANT IMPROVEMENT ALLOWANCE	\$12.50/sq.ft.
NET RENTAL RATE	\$13.50/sq.ft./annum
OPERATING COSTS	\$3.50 / sq ft. (2018 estimate) includes proportionate share of property taxes, building insurance, common area maintenance and management fees
YARD RENT	\$1.00/sq.ft./annum



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