

# FOR SALE/LEASE



## DRIVE THROUGH SERVICE FACILITY

11511 Bevington Road  
Acheson, Alberta

34,569 SF on 5.48 Acres

**CUSHMAN & WAKEFIELD  
Edmonton**  
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# AERIAL

## PROPERTY HIGHLIGHTS

- Drive through service facility. Dedicated wash bay with catwalk on both sides.
- 100' clear span with 10-Ton crane in warehouse.
- Two separately titled lots with automatic gates and yard lighting throughout.
- Trench drains with dual compartment sumps throughout warehouse. Power and water on columns in warehouse.
- Located in Acheson Industrial with 5 min access to HWY 16, Anthony Henday Drive and HWY 16A for seamless access to the Edmonton region and northern Alberta.
- Adjacent 9.44 Acres to the east can be purchased in conjunction with Building.
- Executive office build out over two floors with multiple board rooms, lunchroom, bull pen areas, gym and warehouse change rooms with lockers.



# PROPERTY DETAILS

## MUNICIPAL ADDRESS

11511 Bevington Road,  
Acheson, AB

## YEAR BUILT

2019

## ZONING

BE- Business Employment

## SITE SIZE

5.48 Acres

## SITE COVERAGE RATIO

11%

## LEASABLE AREA

Main Floor Office: 6,825 SF

Second Floor Office: 8,298 SF

Warehouse: 19,446 SF

**Total: 34,569 SF**

## POWER

600 Amp, 600 V, 3 Phase

## LOADING DOORS

(12) 18' x 18' Grade (drive-thru)

## LIGHTING

LED

## HEATING

Radiant

## SUMPS

Yes

## CRANE

10-Tone Crane

## CLEAR HEIGHT

28' low eve clear

30' high eve clear

## LEASE RATE

\$23.00/SF

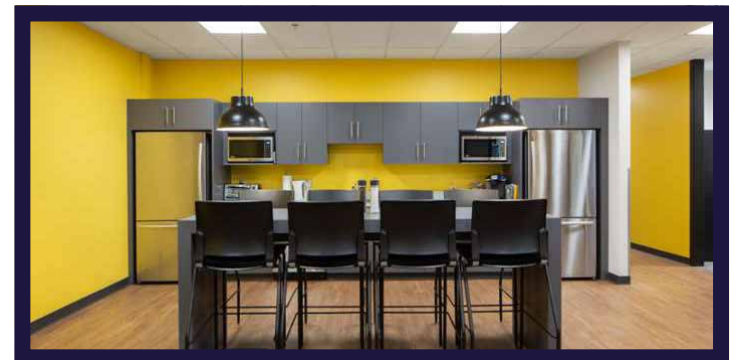
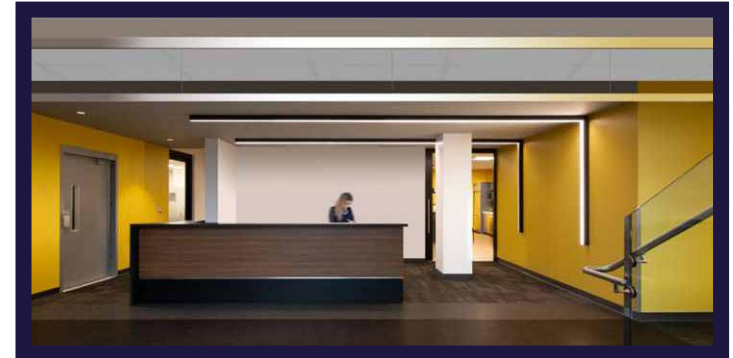
## SALE PRICE

\$13,000,000.00

## TAXES

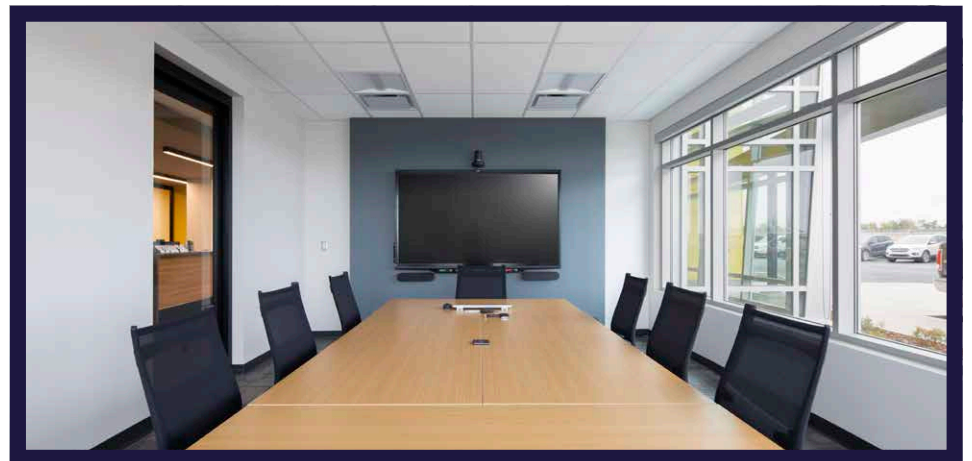
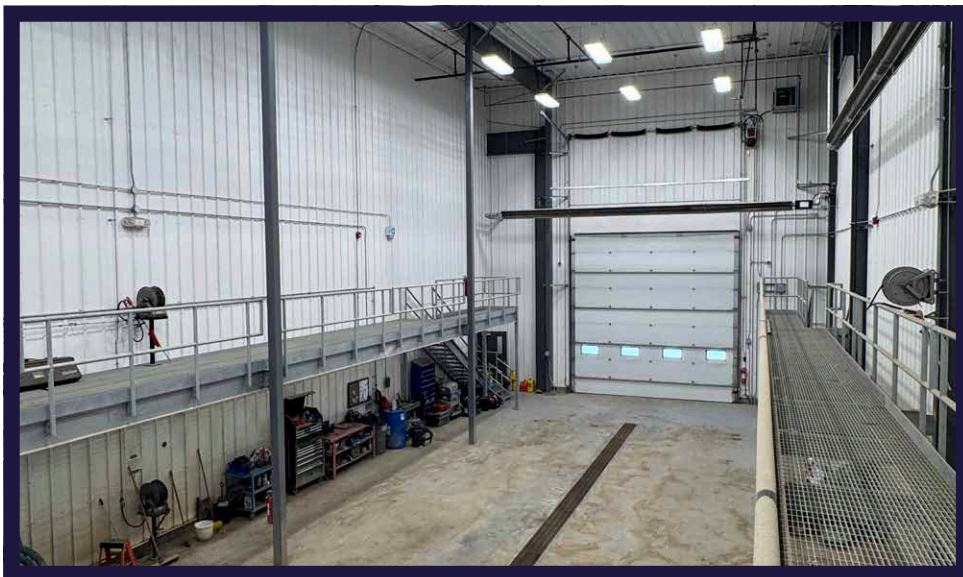
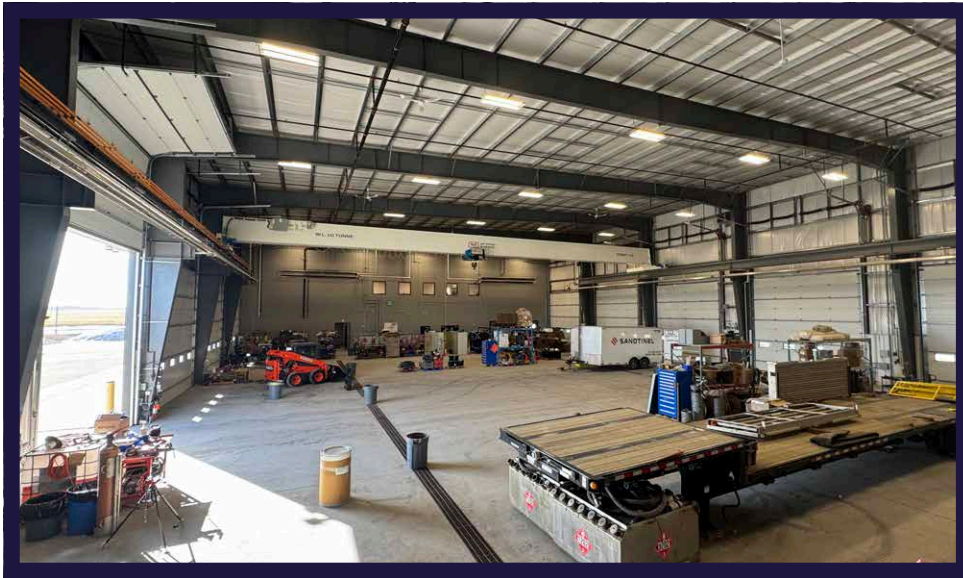
Lot 104: \$11,754.61,

Lot 106: \$107,542.91





# BUILDING PHOTOS



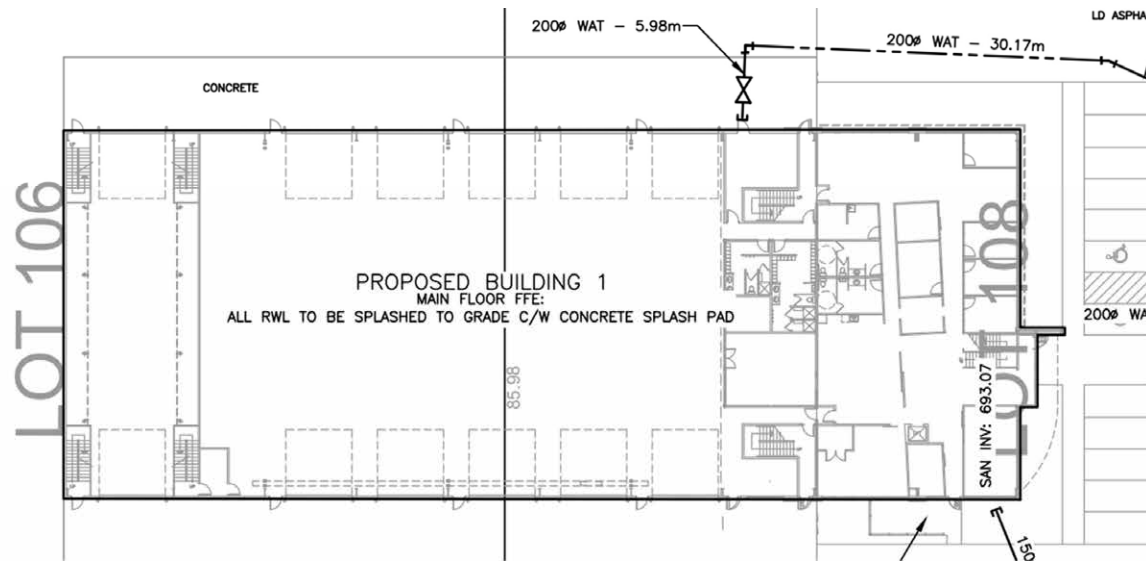


# ADJACENT VACANT LOT



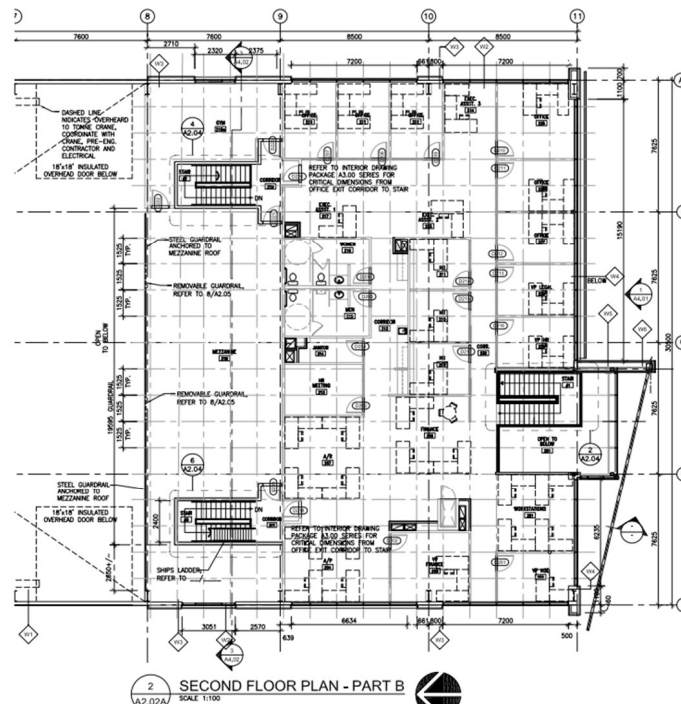
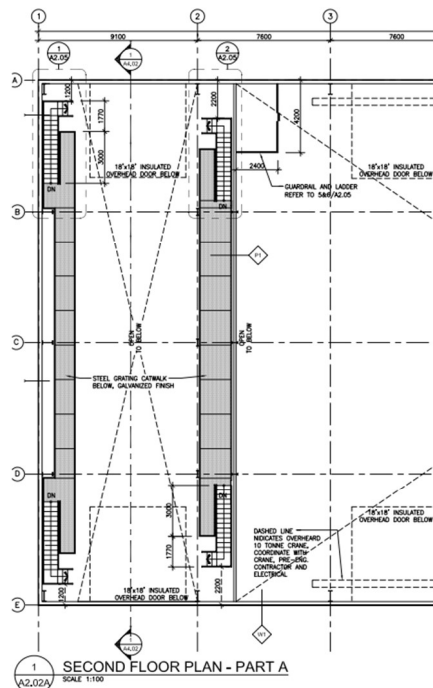


# FLOOR PLAN - MAIN FLOOR



All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.

# FLOOR PLAN - 2ND FLOOR OFFICE



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# KEEP IN TOUCH

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