CUSHMAN & WAKEFIELD
Edmonton



45,438 SF ON 19.52 ACRES

SUPERIOR BUILDING & YARD

FOR SALE / LEASE

ACHESON SERVICES FACILITY

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Acheson AB

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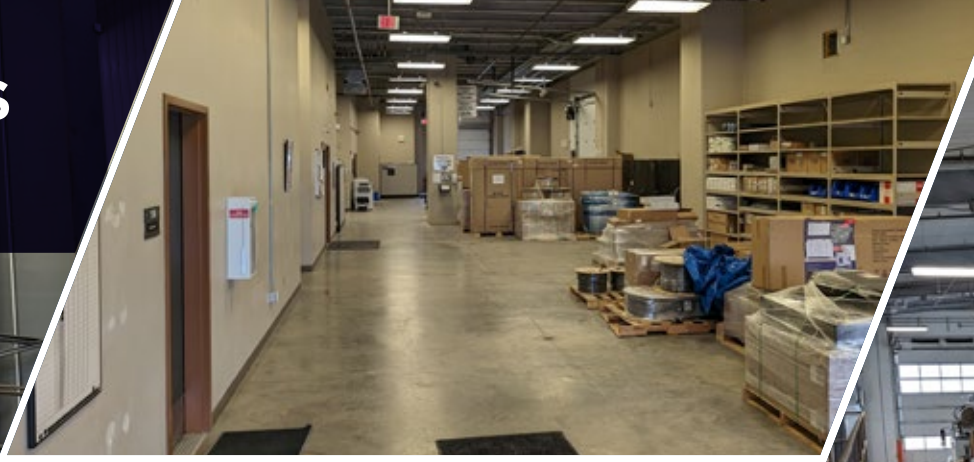
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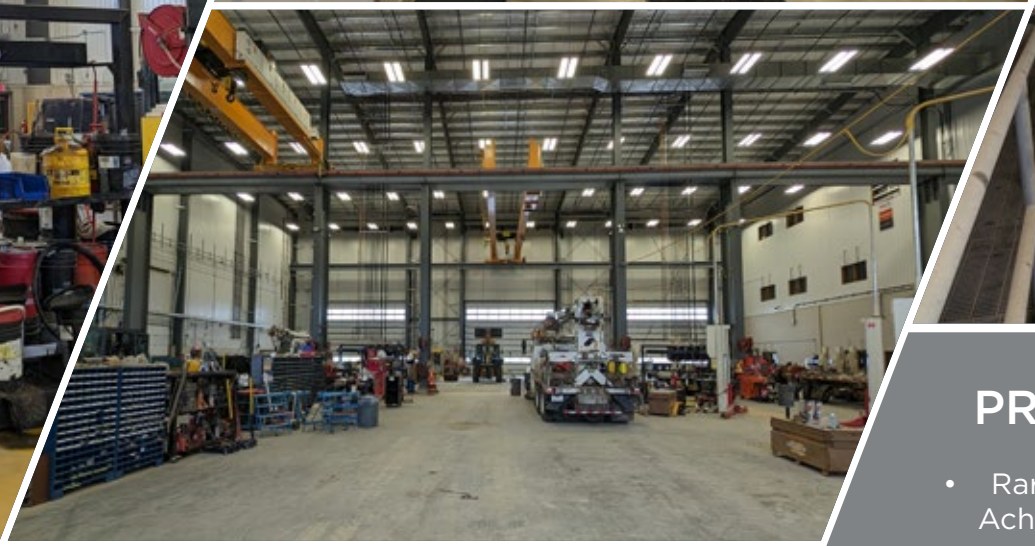
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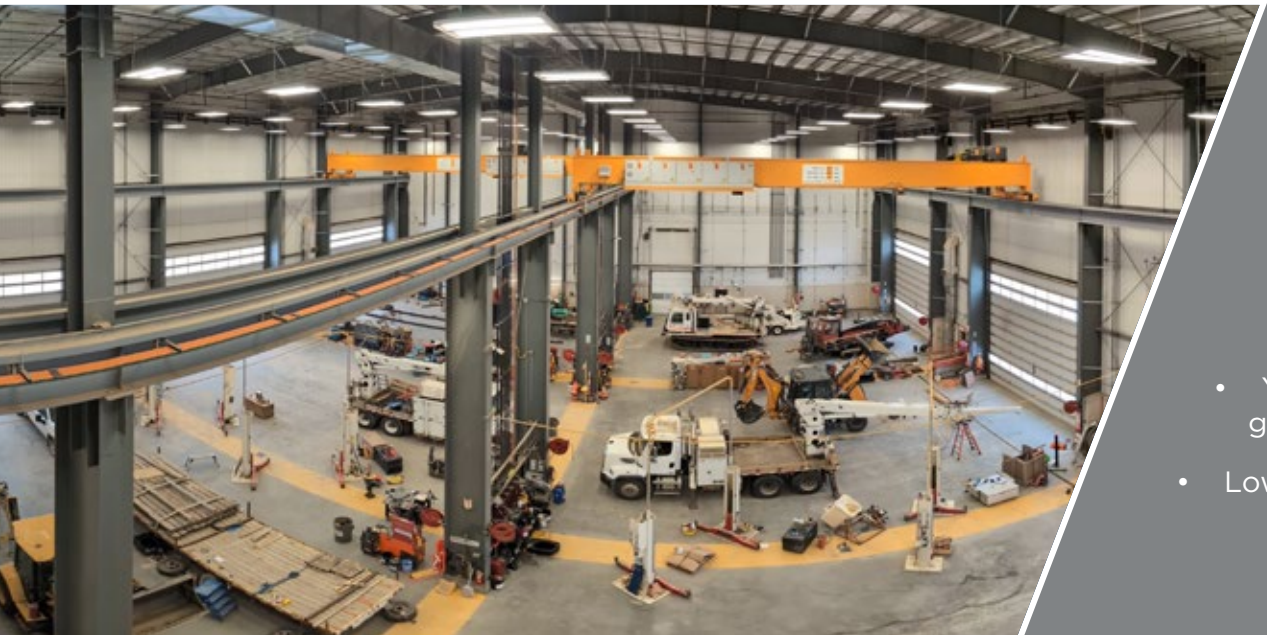
PREMIUM SERVICES FACILITY & YARD











PROPERTY HIGHLIGHTS

- Rare large industrial services facility in Acheson
- Designed for heavy equipment service and yard storage
- Main service building built in 2014 with a washbay & warehouse expansion in 2018
- Superior construction with 12” floor slab, in-floor heating, air exchange systems, 25 ton cranes, compressed air stations, central lube stations, trench, locker rooms, and 49’ clear height
- Yard is compacted gravel on geo-textile and geo-grid, fenced, and powered.
- Low site coverage of 4.69% with minimal office

PROPERTY DESCRIPTION

Municipal Address:
25211 114 Avenue, Acheson AB

Legal Description:
Plan: 2621540; Block 5; Lot 4

Year Built:
2014/2018

Market:
Acheson, Industrial Zone 2

Site Size:
19.52 Acres

Site Coverage Ratio:
4.69%

Lighting:
T5 & LED

Heating:
Controlled by BMS (Building Management System) remote monitoring and energy management
In-floor heating & radient

Sumps:
Two stage compartment sumps with holding tanks

Cranes:
(2) 25 ton with auxiliary 5 ton (38' under hook)

Make Up Air System:
Air exchange units

Loading (grade):
Six 24' x 29'
Five 18' x 18'
Two 12' x 12'

Yard:
Compacted gravel on geo-textile and geo-grid

Washbay:
142'6" x 50' with 22' clear with catwalks & drive though

Service Bays:
142'6" x 147'9' with 49' clear with 3 drive through service bays, 2 central lube stations, 12 air compression stations, cranes, and trenches

Parts Bay:
142'6" x 41'10" with 14' clear, 4 offices, & washrooms

Storage Bay:
142'6" x 50' with 22' clear

Operating Cost:
TBC - Property taxes & Insurance

Taxes:
TBC - Subdivision just completed

Availability:
Immediately

Building Size:

Warehouse/Service Bays: 39,824 SF

Second Floor Office: 5,596 SF

Leasable Area: 45,438 SF

3rd floor Mechanical/ Storage: 5,596 SF

LEASE RATE:
$28.00 per SF

SALE PRICE:
$19,900,000



PROPERTY PHOTOS







2ND FLOOR OFFICE PHOTOS





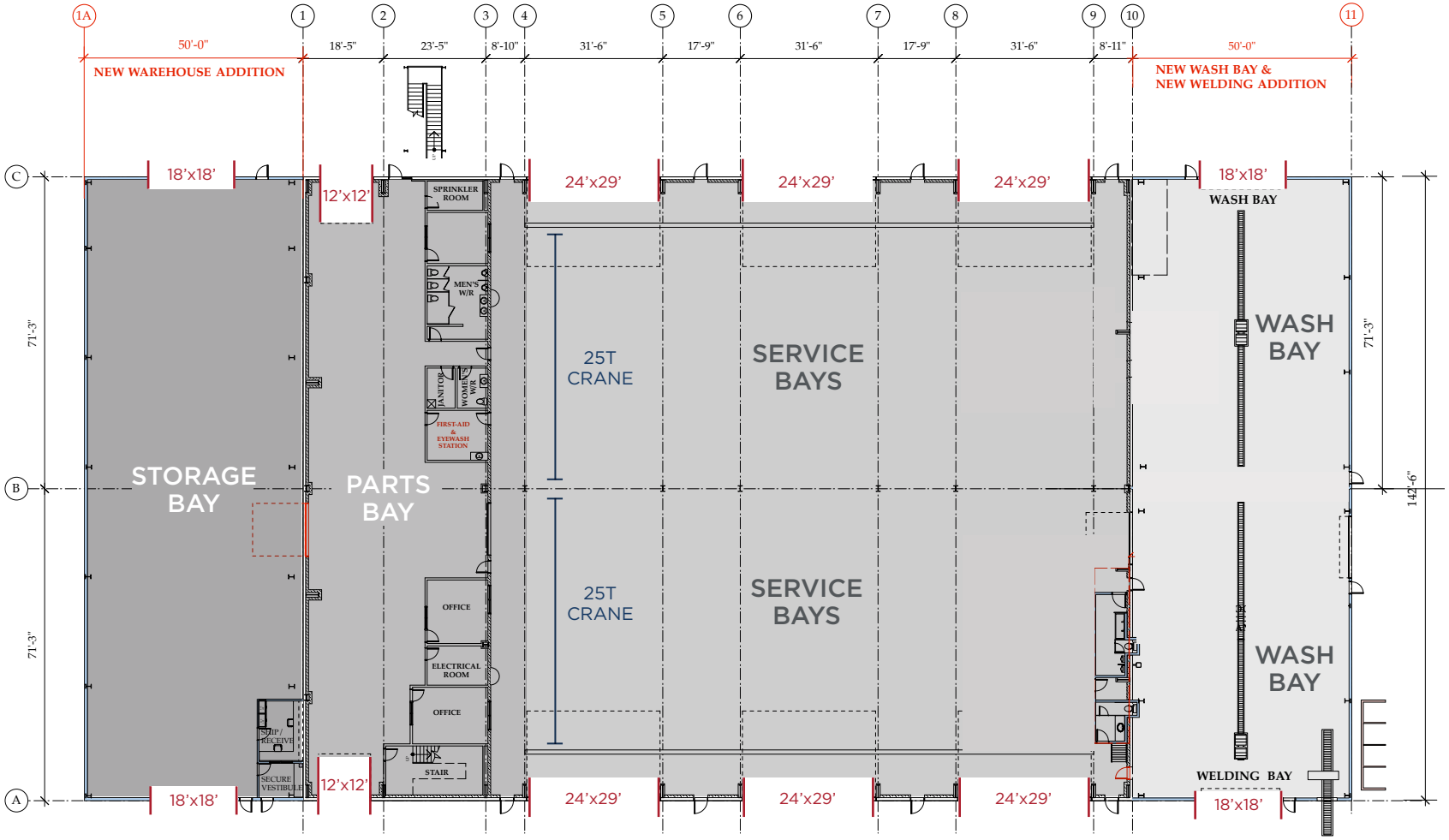




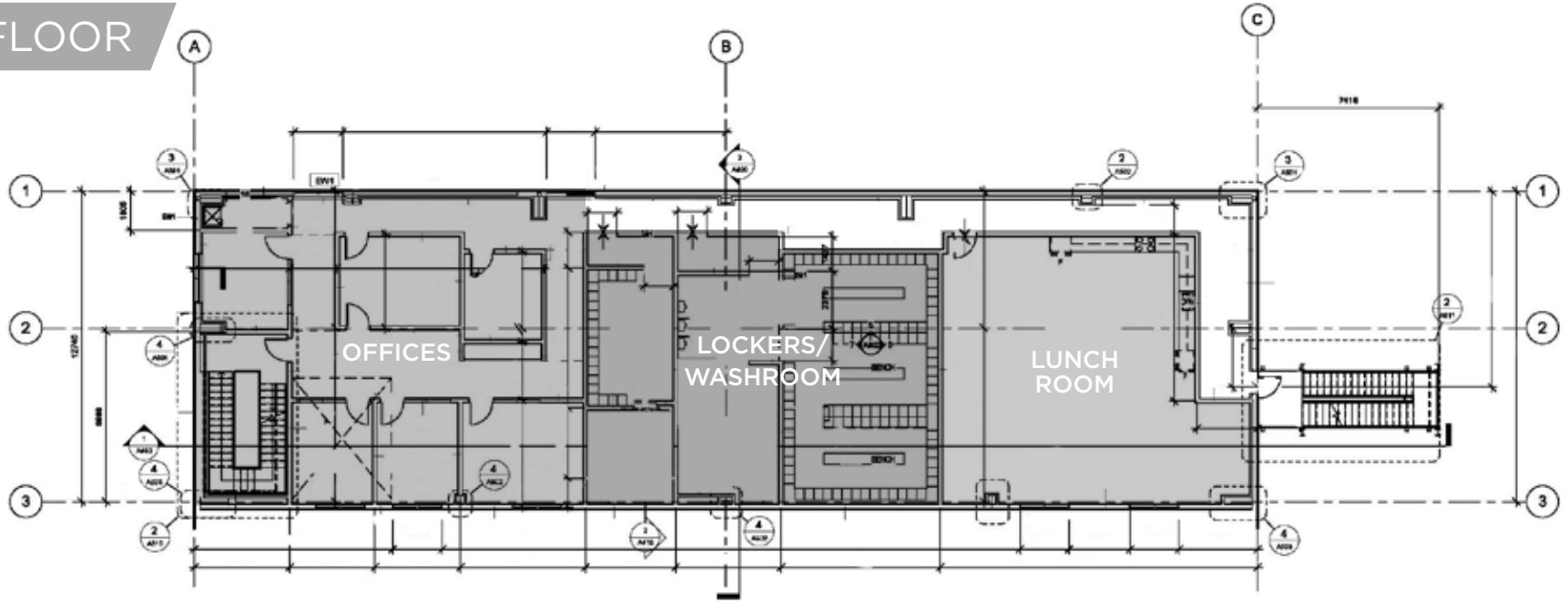
FLOOR PLANS

MAIN FLOOR

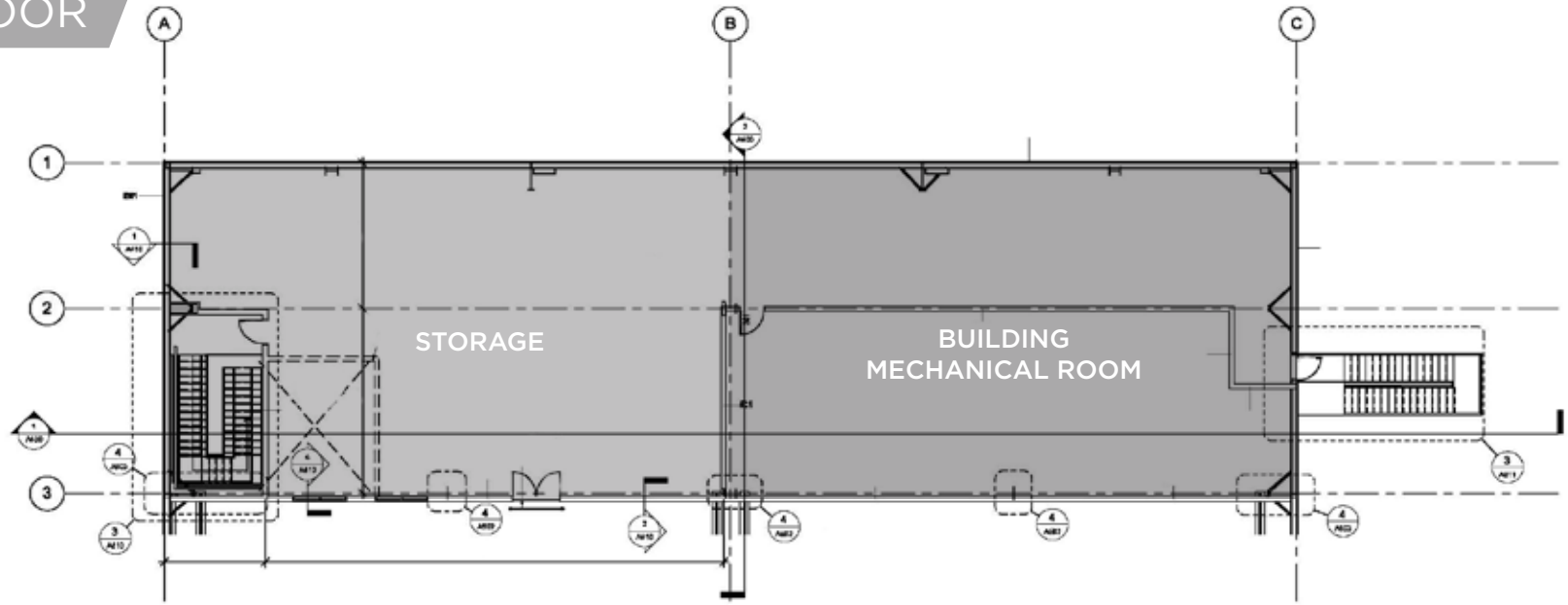
Service Bay, Wash Bay,
Parts & Storage



2ND FLOOR



3RD FLOOR



AERIAL



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