

FOR LEASE

ACHESON INDUSTRIAL BAY WITH YARD

26424 115 Ave, Acheson, AB

 **CUSHMAN &
WAKEFIELD**
Edmonton



CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Kurt Paull, SIOR
Associate Partner
780 702 4258
kurt.paull@cwedm.com

Max McPeak
Associate
780 700 5038
max.mcpeak@cwedm.com

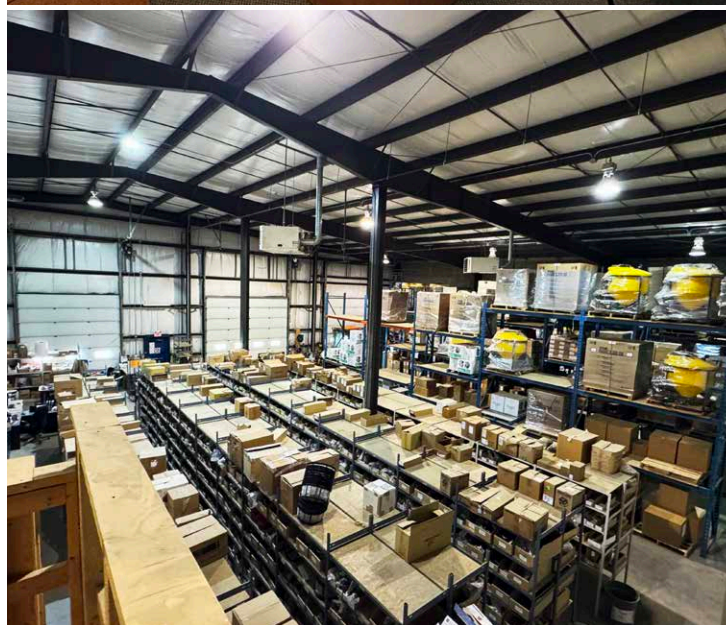
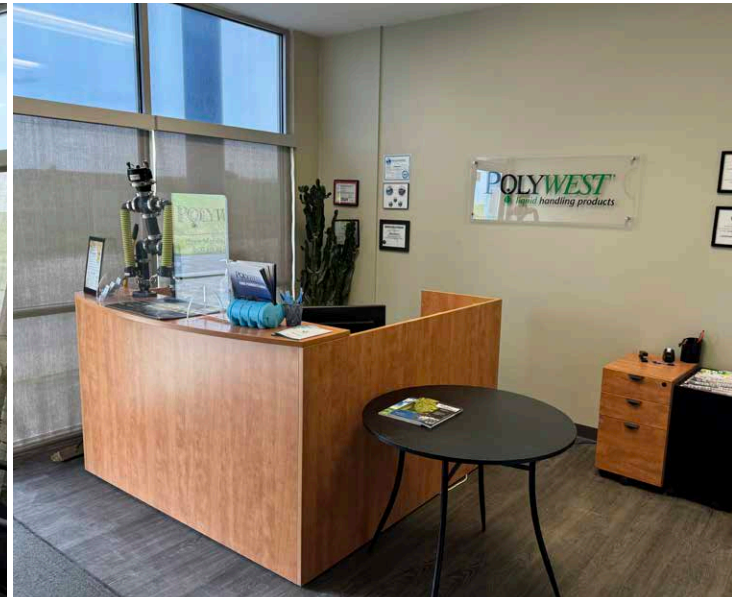
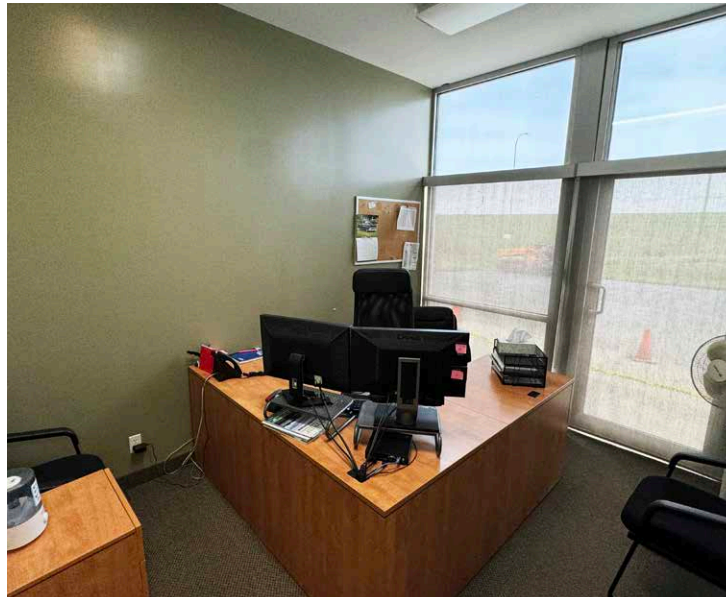
Will Harvie
Associate Partner
780 902 4278
will.harvie@cwedm.com

Nick Mytopher
Associate
587 597 5475
nick.mytopher@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. May 31, 2024.

THE OPPORTUNITY

- Excellent Exposure to Highway 60
- Fenced, secured and gated yard consisting of ± 0.93 acres
- Well appointed reception area and executive office spaces
- Ample customer and staff parking that was recently resurfaced
- Potential for existing racking system to remain if required by future tenant



PROPERTY DETAILS

Municipal Address:

26424 115 Ave, Acheson, AB T7X 6H2

Market:

Acheson

Site Size:

0.93 Acres Dedicated Yard

Leasable Area:

7,500 SF

Power:

208 volt, 3 phase, 4 wire (TBC)

Loading Doors:

Grade (1) 14 x 14'

Grade (2) 14' x 12'

Lighting:

Fluorescent & Metal Halide

Heating:

Forced Air & Unit Heaters

Sumps:

Double Compartment Sumps

Clear Height:

24' - 18'

Lease Rate:

\$16.00/SF (TBC)

Operating Cost:

\$3.50/SF (TBC)

Availability:

Negotiable



AERIAL



DRIVE TIME

Ice District /
Downtown
Edmonton:
± 25 minutes

EIA Airport:
± 32 minutes

CP Rail Terminal:
± 28 minutes

CN Intermodal
Terminal
± 10 minutes

Nisku:
± 30 minutes

West Edmonton
Mall
± 18 minutes

YELLOWHEAD HWY

DEVONIAN WAY

114 AVENUE



**CUSHMAN &
WAKEFIELD**
Edmonton

Kurt Paull, SIOR
Associate Partner
780 702 4258
kurt.paull@cwedm.com

Max McPeak
Associate
780 700 5038
max.mcpeak@cwedm.com

Will Harvie
Associate Patner
780 902 4278
will.harvie@cwedm.com

Nick Mytopher
Associate
587 597 5475
nick.mytopher@cwedm.com