



**CUSHMAN &  
WAKEFIELD**  
Edmonton

SALE/LEASE

# FORMER PIPEWORX FACILITY

11122 255 Street,  
Acheson, AB

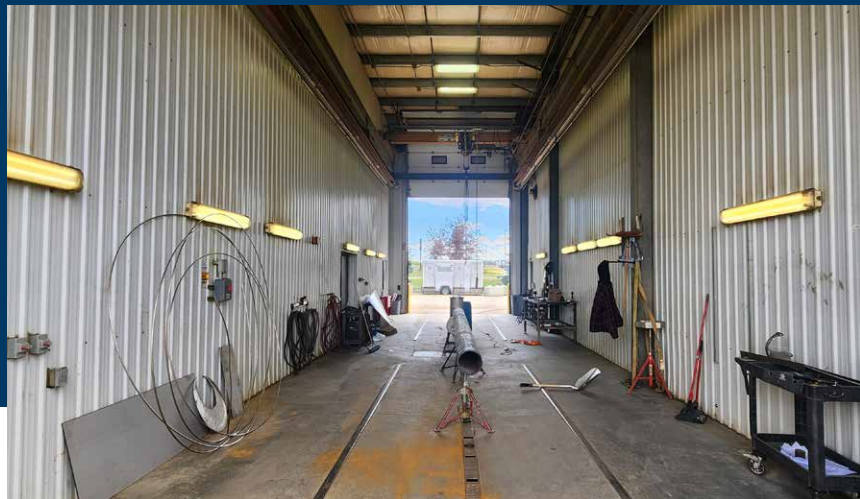


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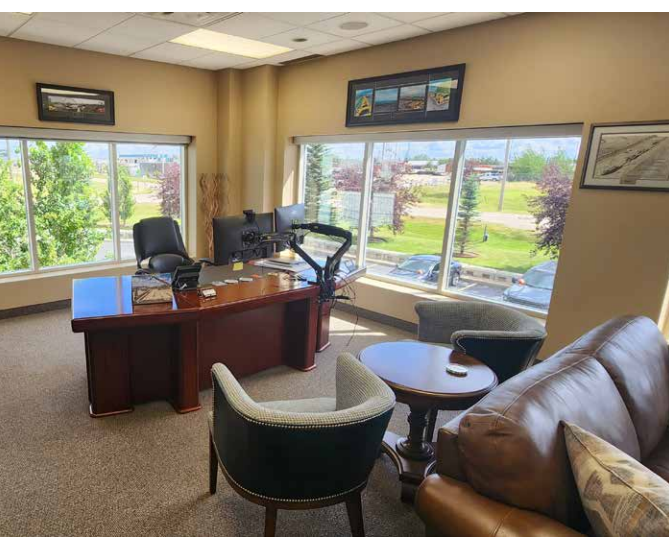
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# FORMER PIPEWORX FACILITY



## PROPERTY HIGHLIGHTS

- First class industrial facility
- Heavy duty yard
- Shop with heavy power and cranes
- Drive through wash bay
- Well developed office space



## PROPERTY DETAILS

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**Municipal Address:**

11122 - 255 Street, Acheson, AB

**Legal Description:**

Lot 215C, Block 2, Plan 0825814

**Year Built:**

2009. Addition in 2015

**Site Size:**

5.01 Acres

**Building Size:**

3,000 SF (Main Floor Office)

2,620 SF (Second Floor Office)

6,180 SF (Warehouse)

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11,800 SF (Total)

**Power:**

800 Amps, 600 Volts (to be verified by user)

**Loading Doors:**

7 - 14x16 and 1 - 8x10

**Lighting:**

LED

**Heating:**

Forced air and radiant

**Sumps:**

Located in shop and washbay

**Crane:**

4 - 5 Tonne Cranes

**Make Up Air System:**

Yes

**Lease Rate:**

\$24 per SF Includes 1.72 Acres

**Yard Lease Rate:**

\$1.20

**Operating Cost:**

TBC

**Sale Price:**

\$6,500,000

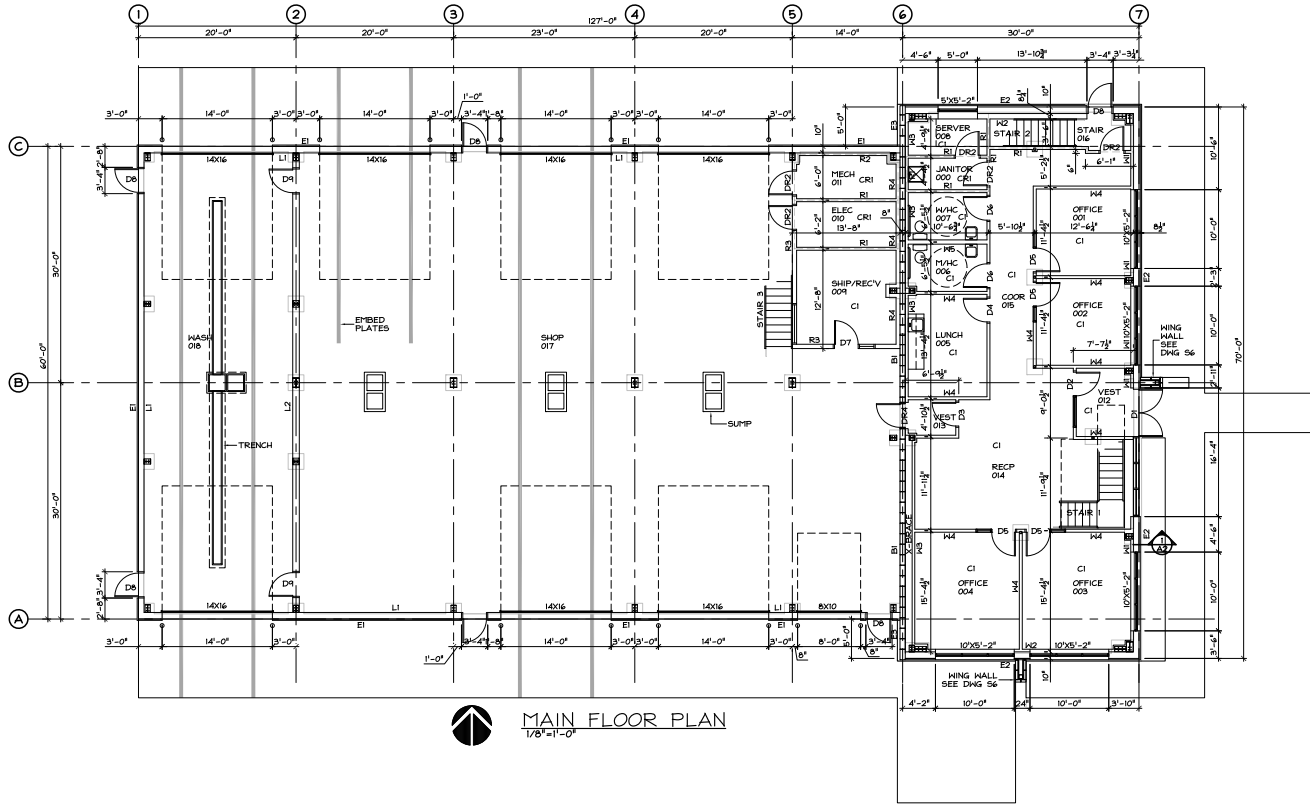
**Taxes:**

\$40,730.56 (2024)

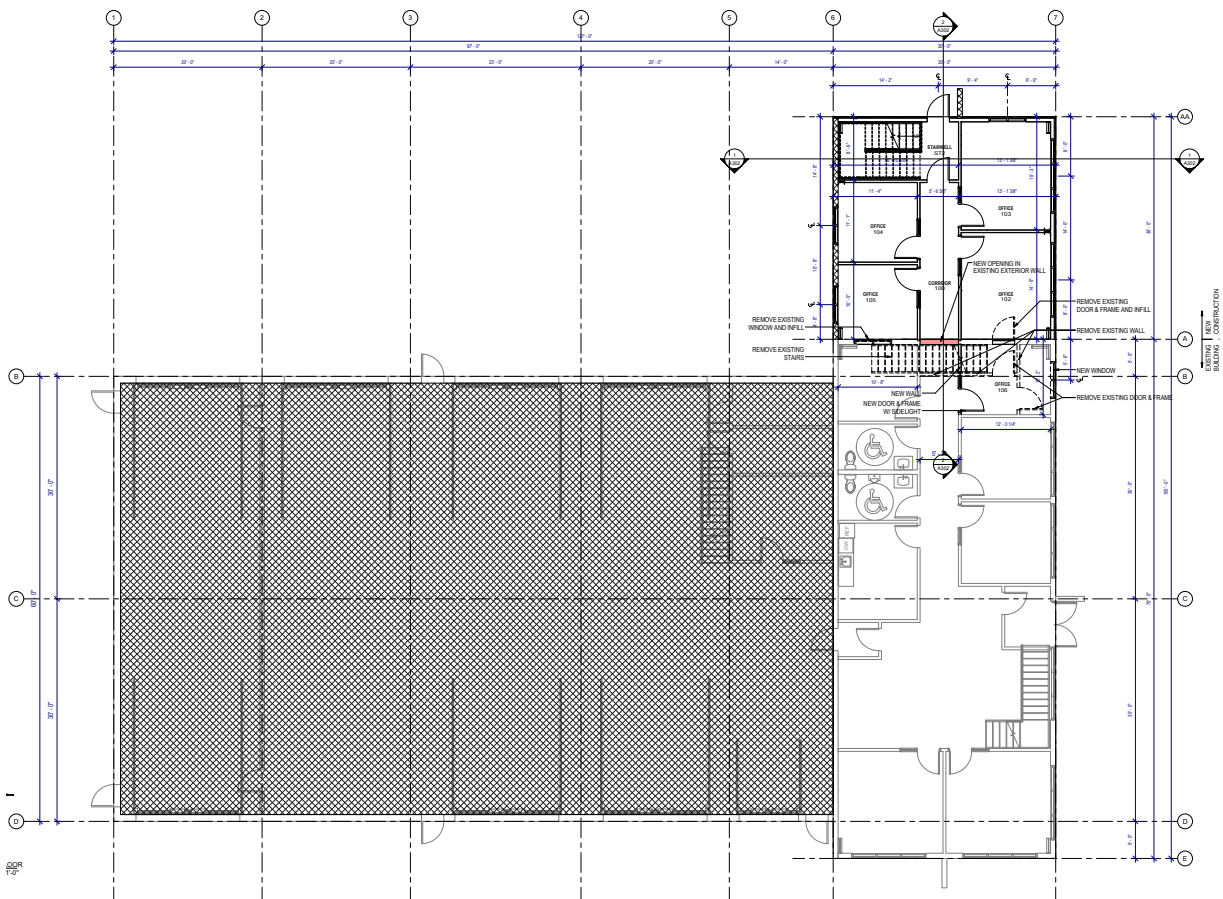
**Availability:**

December 1, 2024

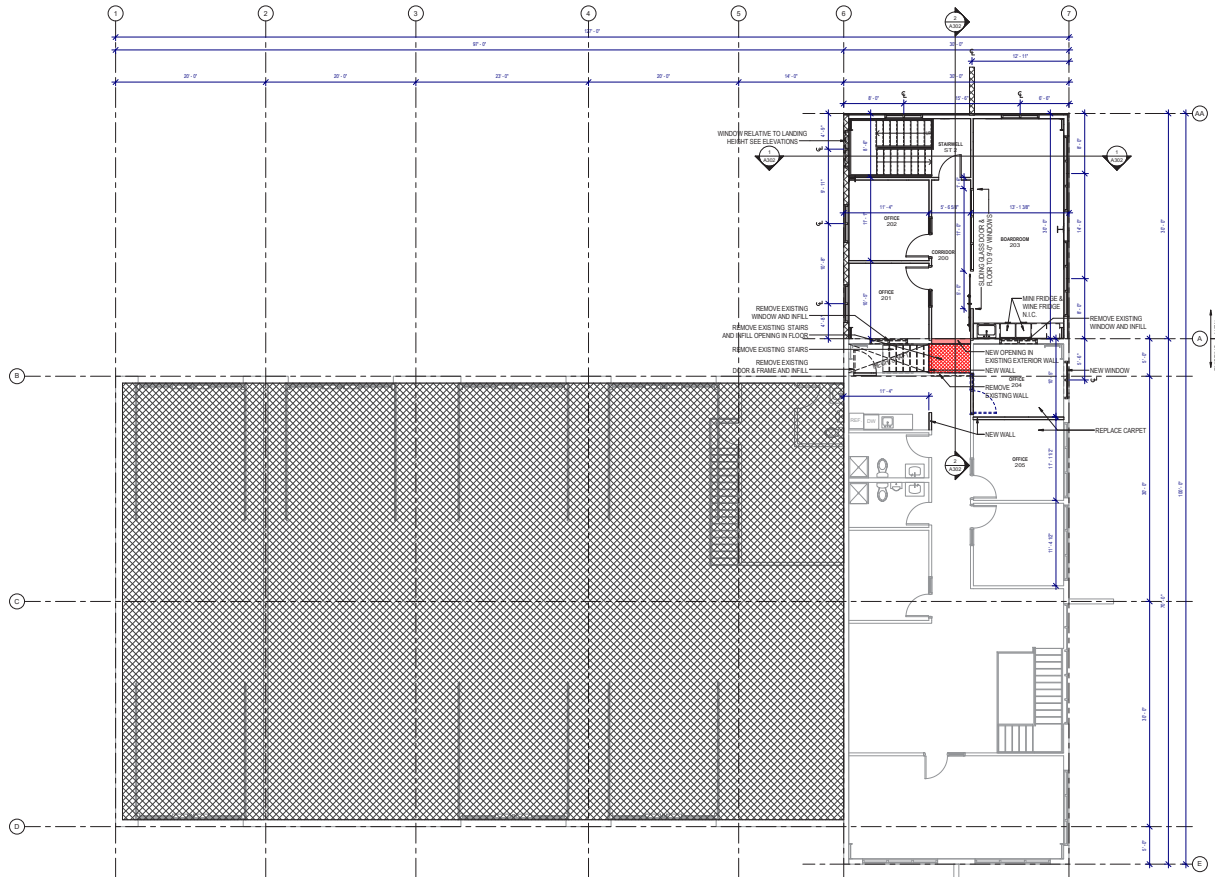
# MAIN FLOOR BUILDING PLAN (ORIGINAL)



# MAIN FLOOR BUILDING PLAN (CURRENT)



# SECOND FLOOR BUILDING PLAN



## AERIAL





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