

FOR SALE/LEASE



DRIVE THROUGH SERVICE FACILITY

11551 Bevington Road
Acheson, Alberta

34,569 SF on 5.48 Acres

**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
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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

11551 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 eave clear

30' high eave clear

LEASE RATE

\$23.00/SF

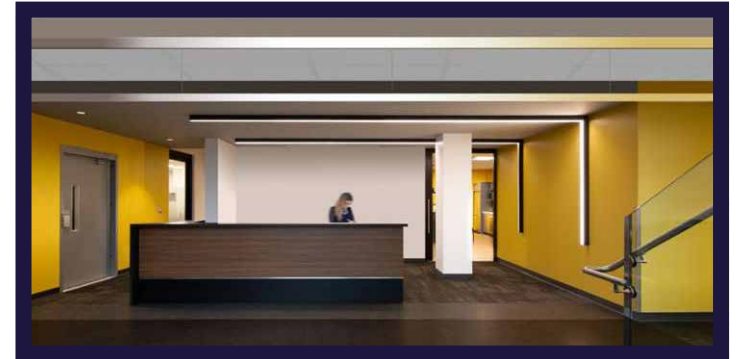
SALE PRICE

\$13,000,000.00

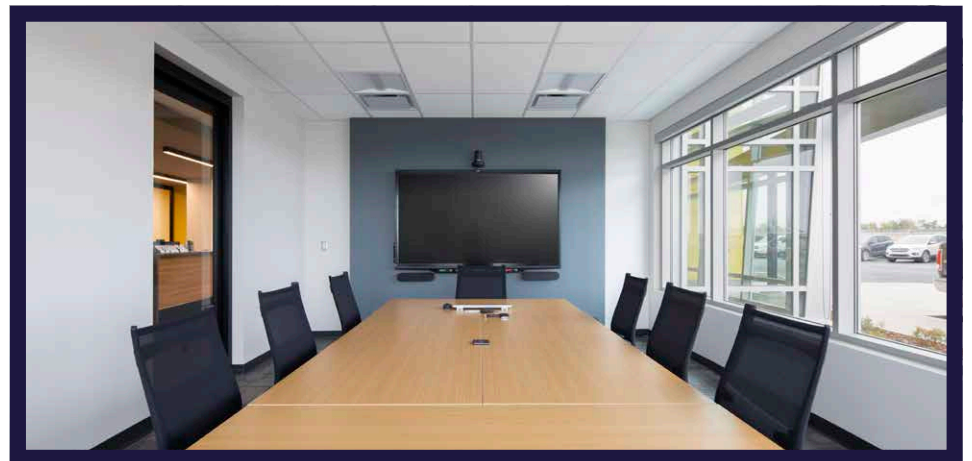
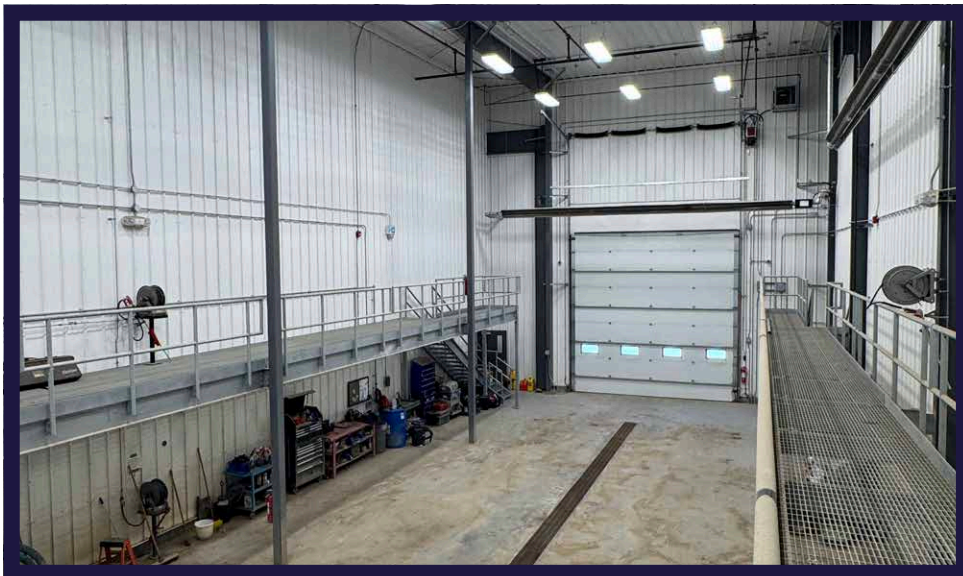
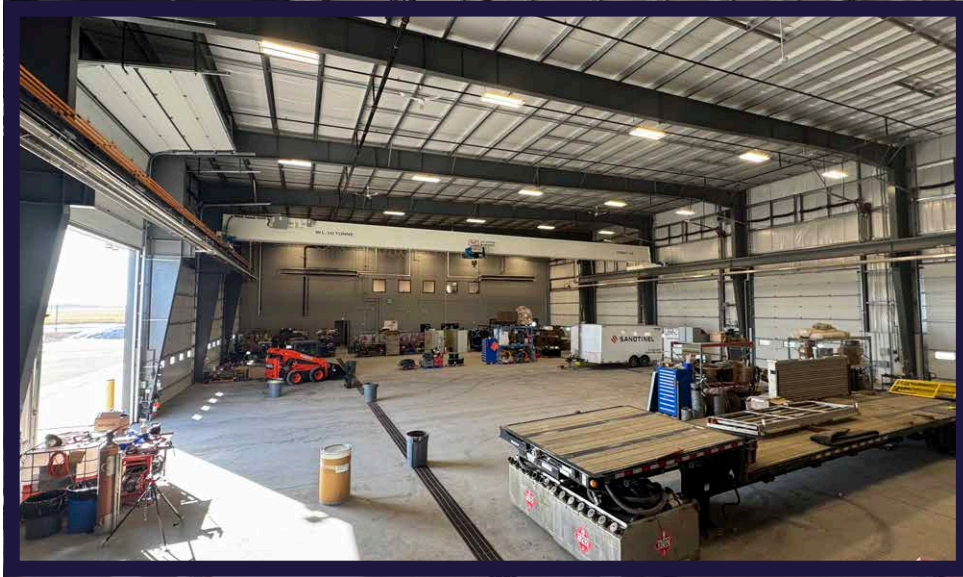
TAXES

Lot 104: \$11,754.61,

Lot 106: \$107,542.91



BUILDING PHOTOS

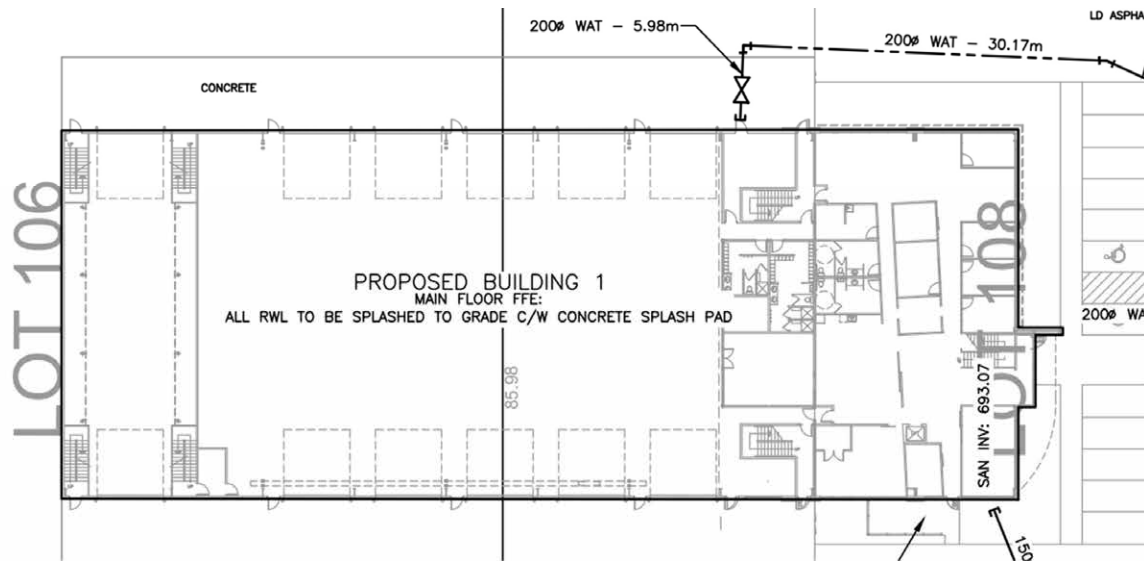


ADJACENT VACANT LOT



VACANT LOT
9.44 ACRES
AVAILABLE

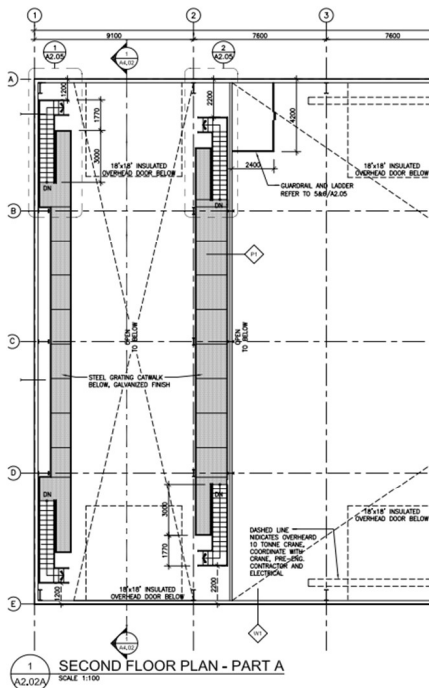
FLOOR PLAN - MAIN FLOOR



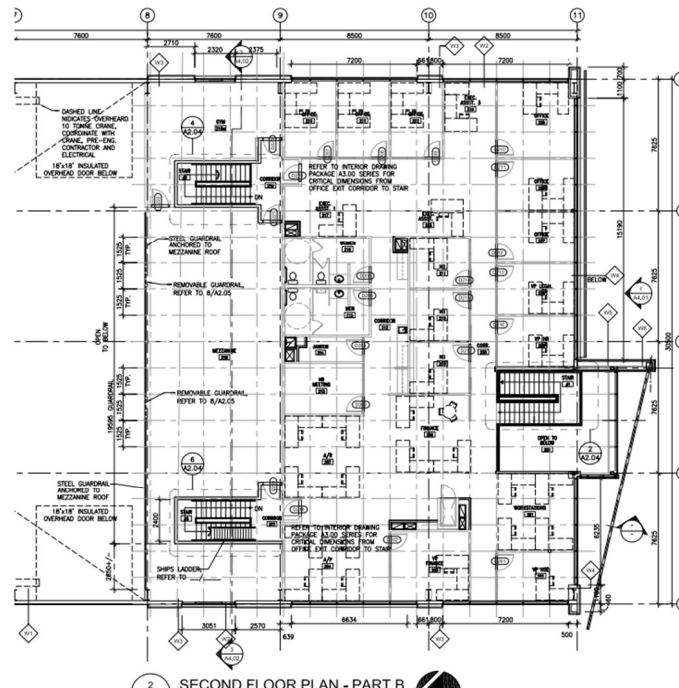
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FLOOR PLAN - 2ND FLOOR OFFICE



1 SECOND FLOOR PLAN - PART A
A2.02A SCALE 1:100



2 SECOND FLOOR PLAN - PART B
A2.02A SCALE 1:100

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KEEP IN TOUCH

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