



**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR LEASE

# ACHESON FREESTANDING FABRICATION BUILDING

9642 283 Street,  
Acheson, AB



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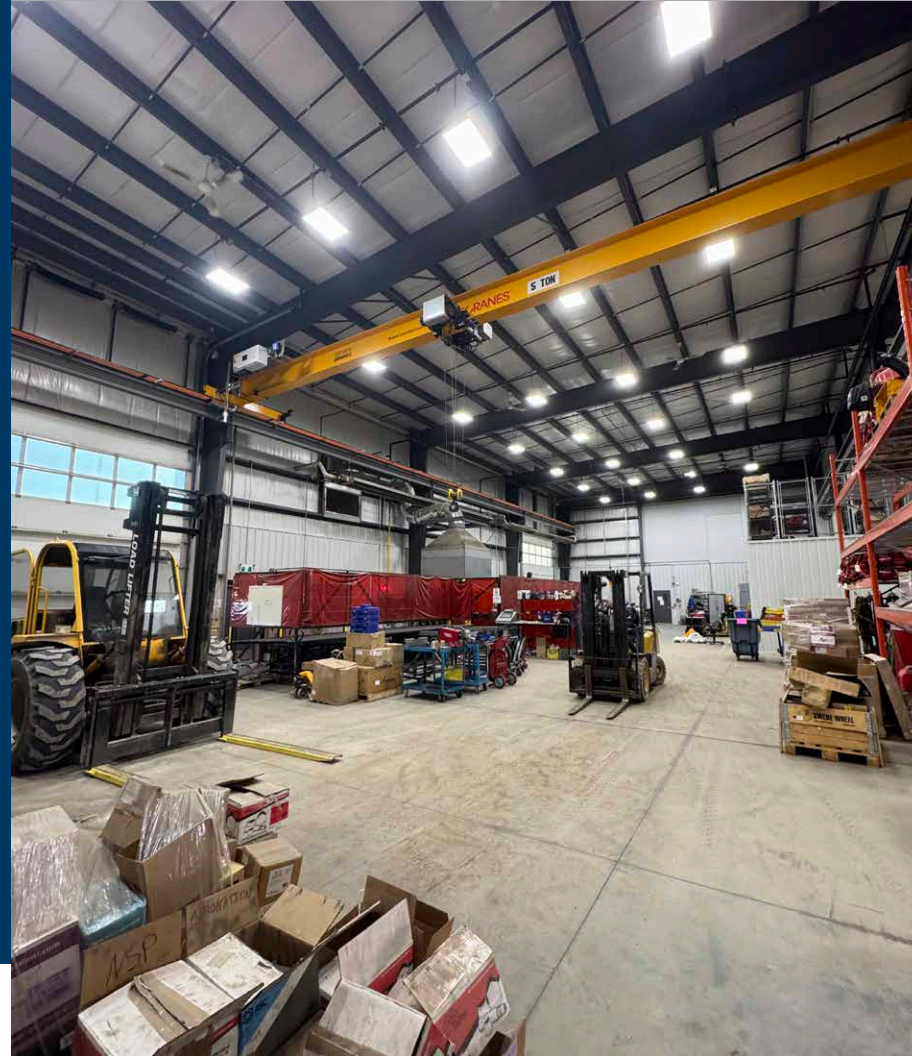
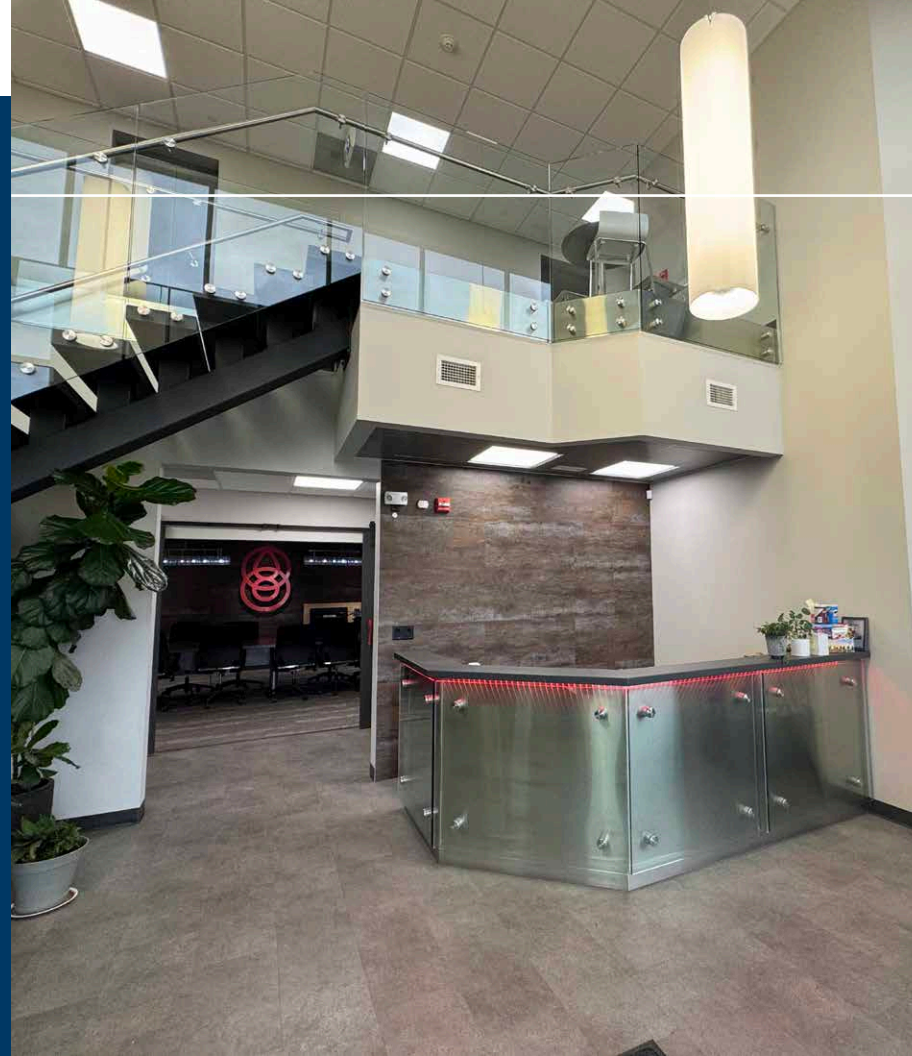
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# THE OPPORTUNITY

- Freestanding industrial fabrication facility with wash bay
- New construction (2019)
- 5 - Ton overhead crane
- Corner lot with two access points and 16% site coverage ratio
- Excellent access to HWY 16, HWY 60 & HWY 16A
- Fully sprinklered
- High end office build out



## PROPERTY DETAILS

**Municipal Address:**  
9642 283 Street, Acheson, AB

**Legal Description:**  
Lot 602, Block 2, Plan 122 4428

**Year Built:**  
2019

**Market:**  
Beacon Industrial Park

**Site Size:**  
2.01 Acres

**Building Size:**  
3,117 SF (Main Floor Office)  
3,817 (Second Floor Office)  
11,200 SF (Warehouse)  

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18,134 SF (Total)

**Power:**  
600 AMP, 600 Volt, 3 Phase

**Loading:**  
Six 16' X 18'

**Lighting:**  
LED

**Heating:**  
Radiant Tube

**Clear Height:**  
26'

**Lease Rate:**  
\$20.00/SF

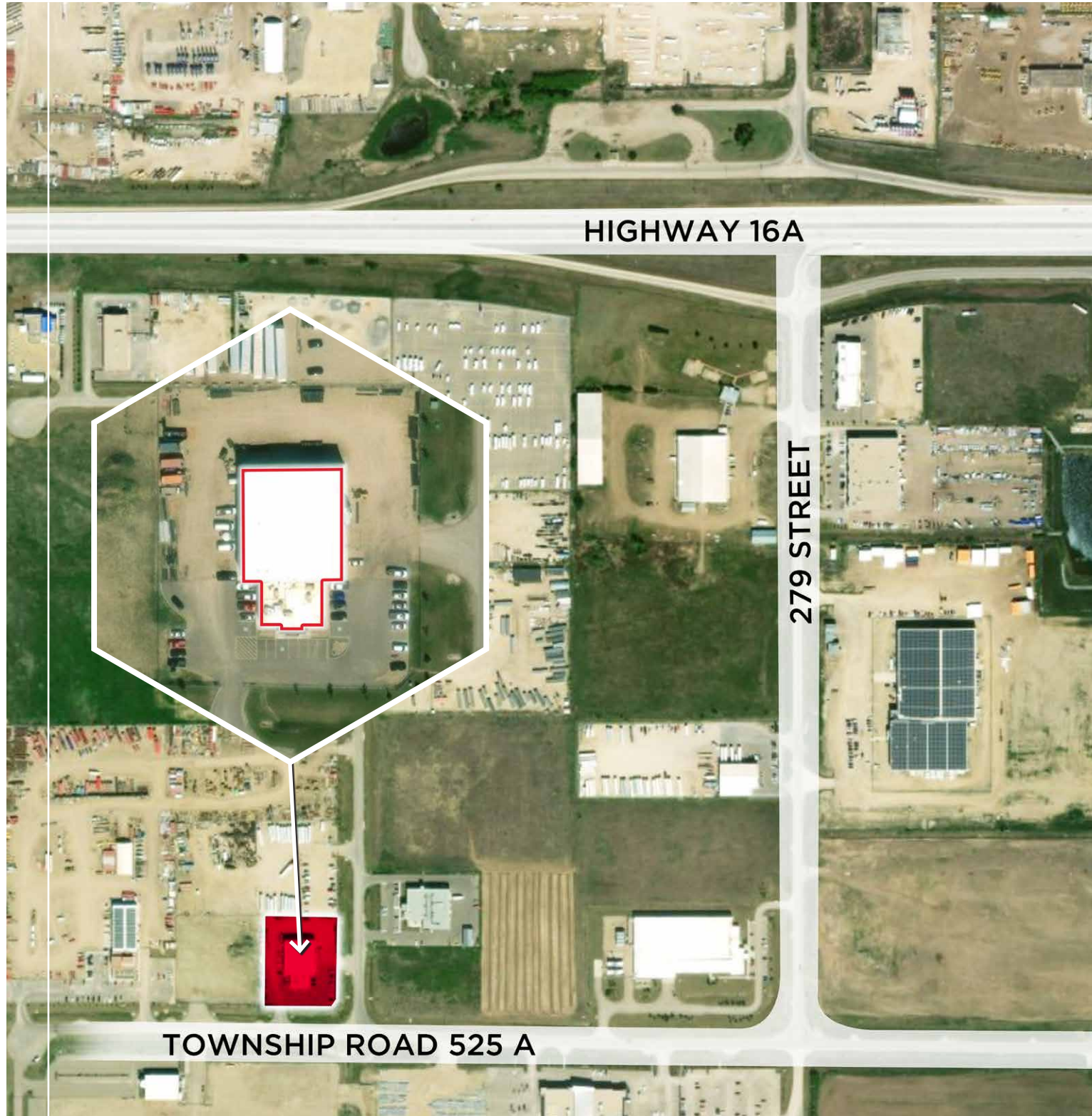
**Operating Cost:**  
\$3.88/SF (2024)

**Crane:**  
5-Ton Overhead

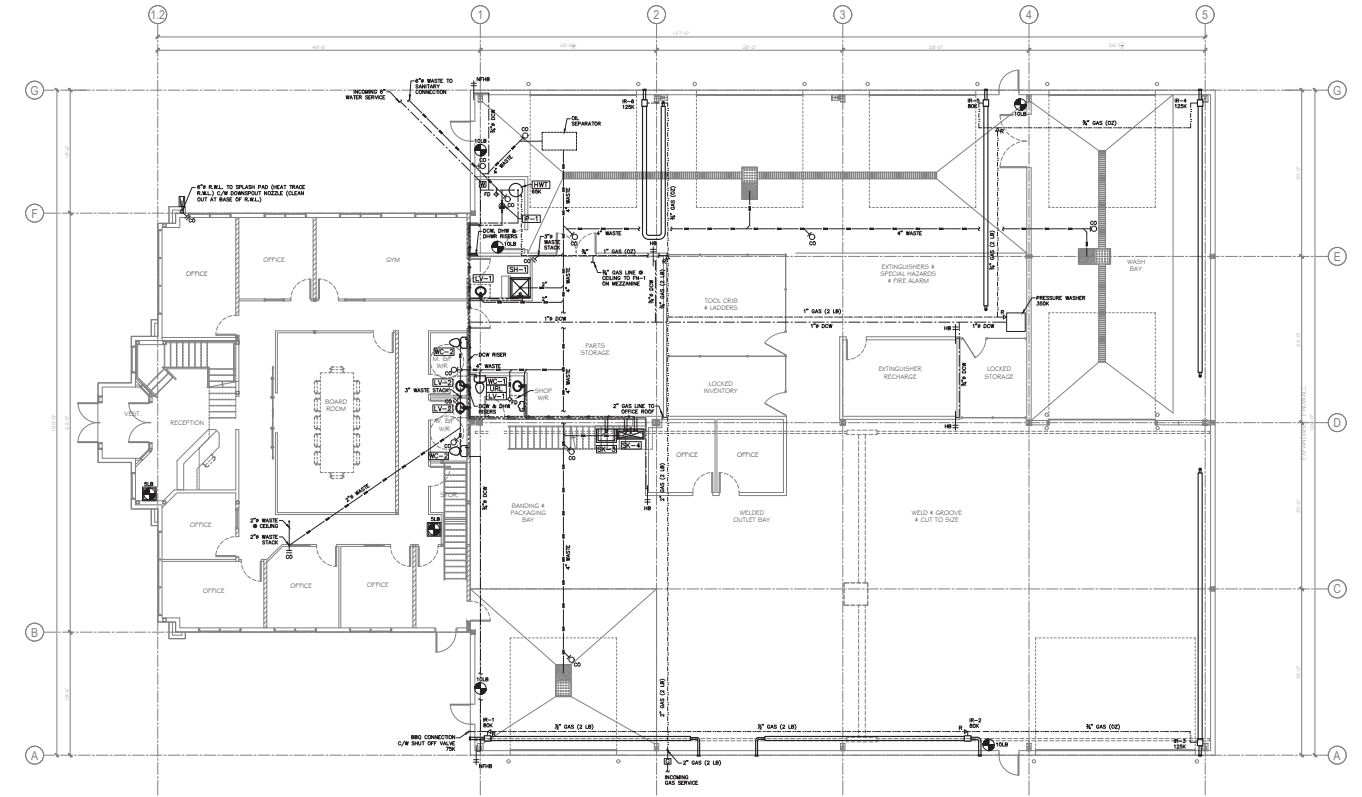
**Availability:**  
Negotiable



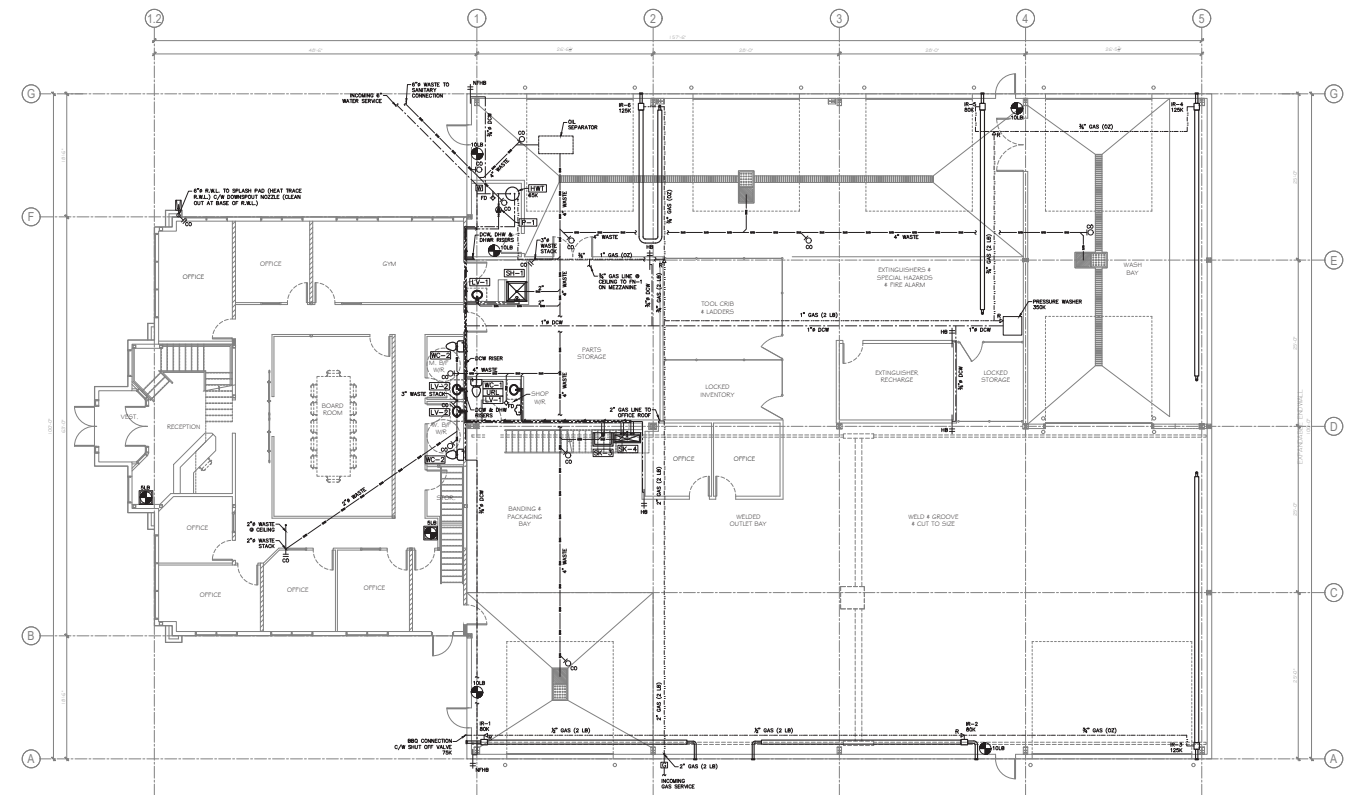
# AERIAL



# MAIN FLOOR PLAN



# SECOND FLOOR PLAN







# CUSHMAN & WAKEFIELD

## Edmonton

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