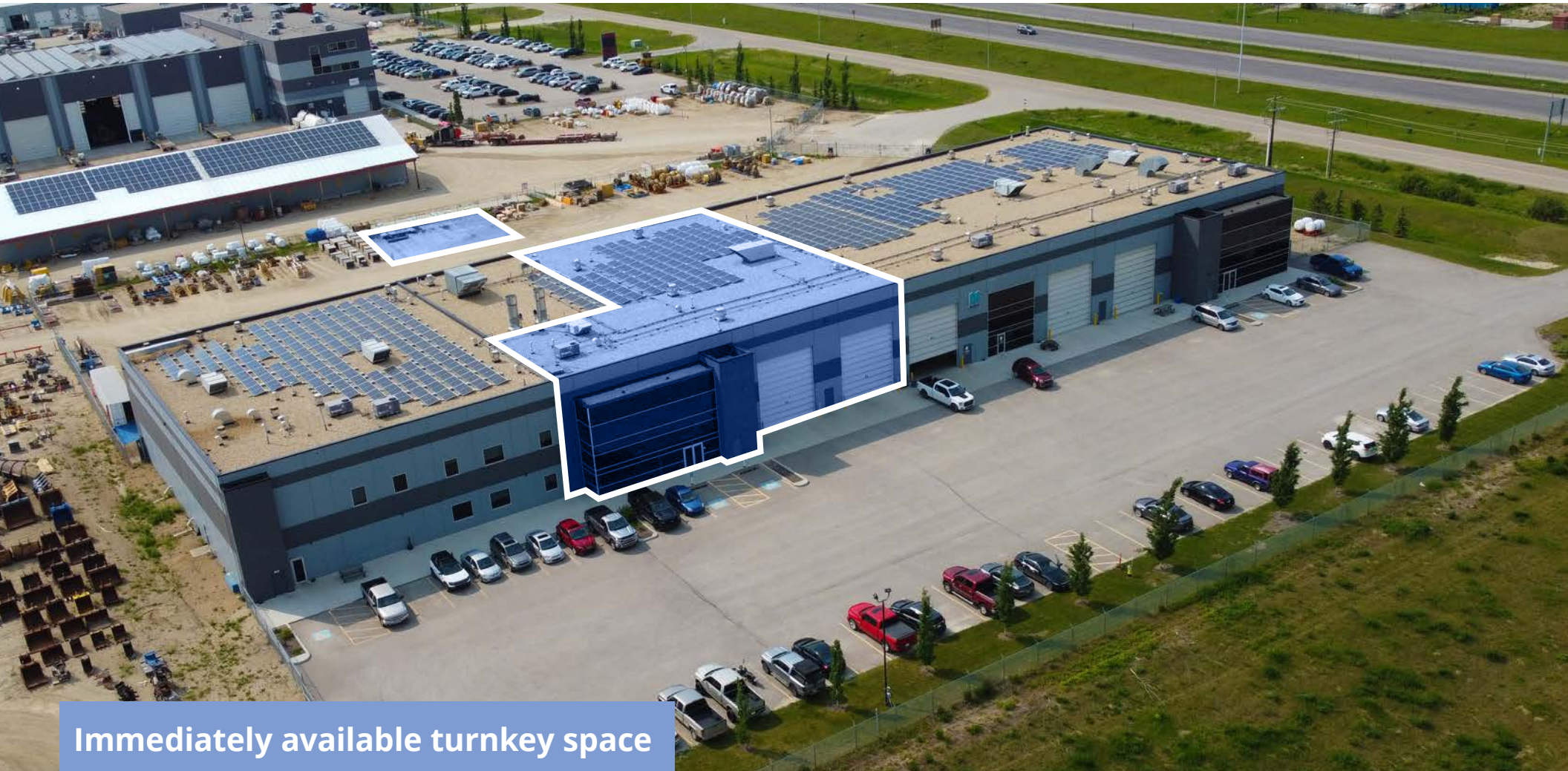


**AVISON
YOUNG**

For Sublease First Class Drive-Through Industrial Bay

27057 100th Avenue, Acheson, AB



Immediately available turnkey space

Get more information

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Site Specifications

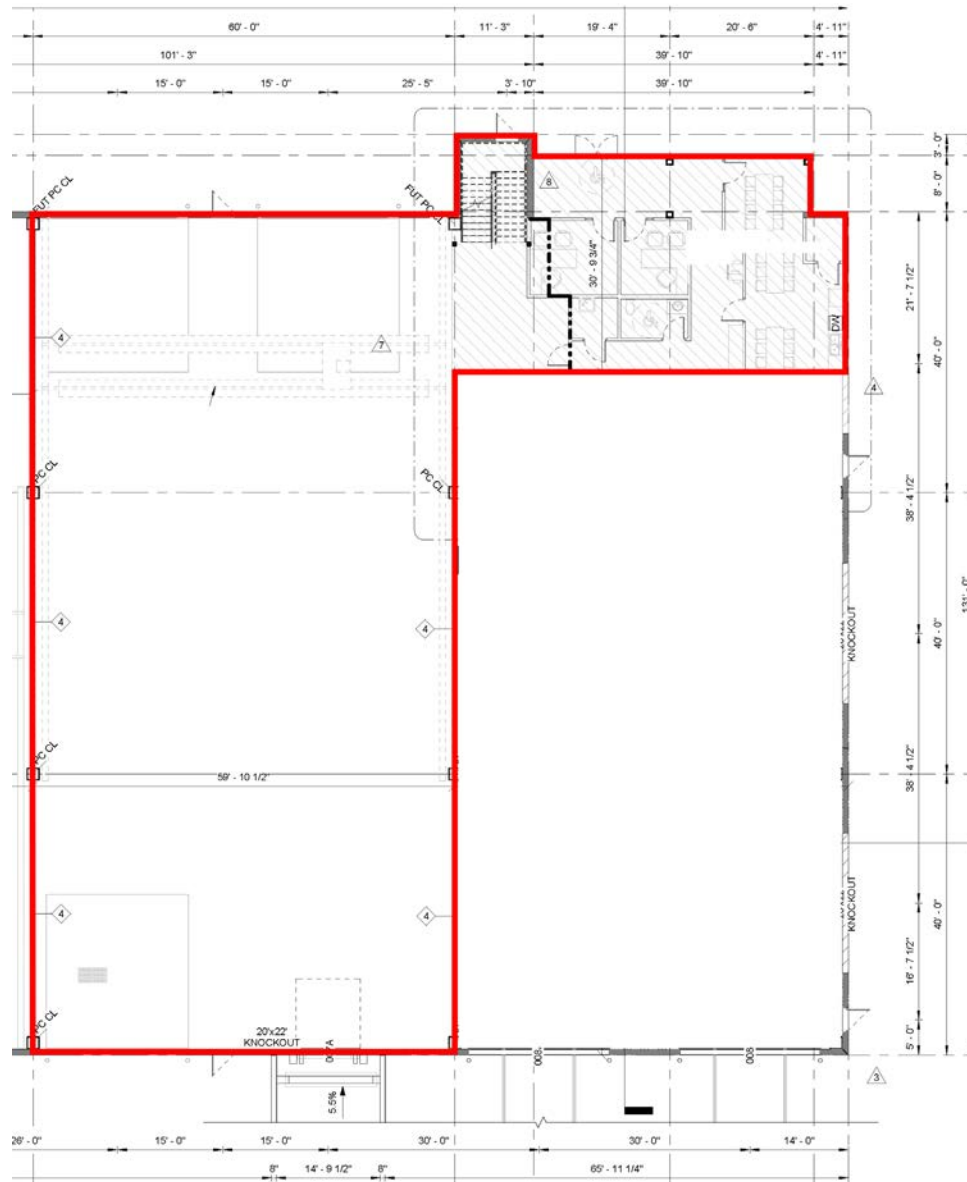
Address:	Suite 112, 27057 100th Avenue, Acheson, AB
Legal Address:	Plan 1923267, Block 2, Lot 17A
Zoning:	BI - Business Industrial District
Site Size:	5.49 acres
Bay Size:	7,188 SF shop 1,749 SF fully improved main floor office 8,937 SF total + 1,527 SF mezzanine
Yard Available:	Yes
Ceiling Height:	32' under truss
Loading:	3 x 20'x20' grade doors 1 x 10'x12' dock door
Yard Improvements:	Fenced, gated, gravel yard
Office Improvements:	Reception, two private offices, conference room, washroom, lunchroom, janitorial and IT closets
Shop Improvements:	Gas monitor, make-up air, 10-ton crane capable, 200 amp 600 volt power (TBC by subtenant)
Operating Costs (2025):	\$2.92 PSF
Sublease Rate:	\$19.50 PSF, net

Offering highlights include:

- First class industrial facility with professional management
- Paved parking, secure gravelled yard
- Drive through bay
- Radiant tube heating
- 60'x131' clear span warehouse
- 10-ton crane capable

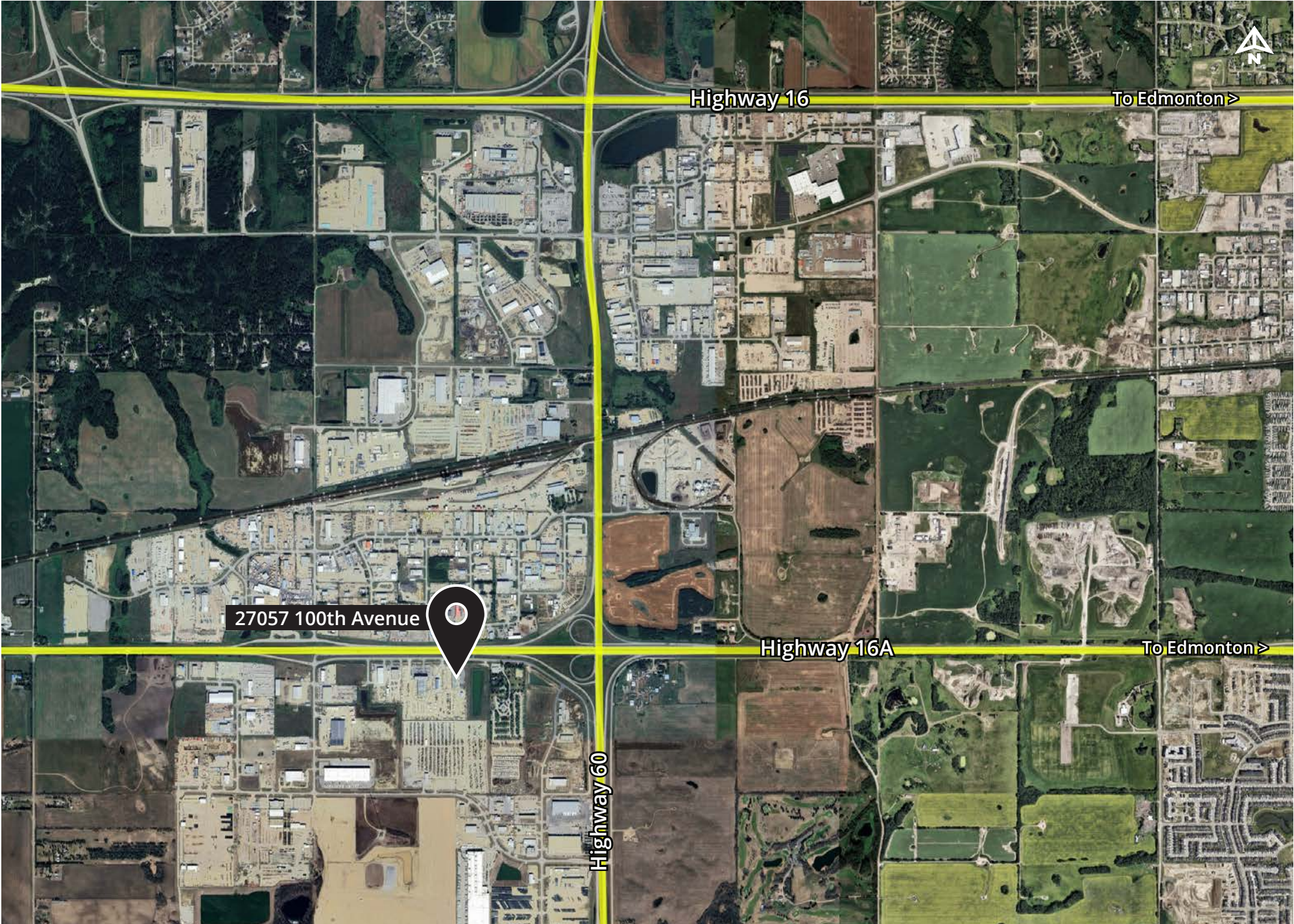


Bay Plan



This architectural floor plan shows a building layout with a mezzanine and roof access. The plan is oriented with a north arrow pointing towards the top-left. The building's footprint is defined by a dashed line, with a total width of 58'-0" and a total depth of 11'-0". The plan includes a staircase labeled "GUARDRAIL" and "SLIDING GATE" on the left side. A "MEZZANINE" is located in the center, with a height of 30' x 3.34". A "ROOF ACCESS LADDER MOUNTED OFF ROOF TRUSS" is shown on the right side. The plan also features a "ROOF ACCESS LADDER" and a "ROOF ACCESS LADDER" on the right side. The plan is divided into sections by grid lines 9 through 13 horizontally and A through C vertically. Dimensions are provided for various sections: 11'-3" (9-10), 18'-4" (10-11), 20'-6" (11-12), and 4'-11" (12-13) horizontally; and 8'-0" (A-B), 11'-0" (B-C), and 2'-0" (C-D) vertically. A "MEZZANINE" is located in the center, with a height of 30' x 3.34". A "ROOF ACCESS LADDER MOUNTED OFF ROOF TRUSS" is shown on the right side. The plan also features a "ROOF ACCESS LADDER" and a "ROOF ACCESS LADDER" on the right side.

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