

**AVISON
YOUNG**

For Sublease First Class Drive-Through Industrial Bay

27057 - 100 Avenue, Acheson, AB



Immediately available turnkey space

Get more information

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Site Specifications

Address: 27057 100th Avenue, Acheson, AB

Legal Address: Plan 1923267, Block 2, Lot 17A

Zoning: BI - Business Industrial District

Site Size: 5.49 acres

Yard Improvements: Fenced, gated, gravel yard

Sublease Expiry: April 30, 2035

Property highlights include:



First class industrial facility with professional management



Paved parking, secure gravelled yard



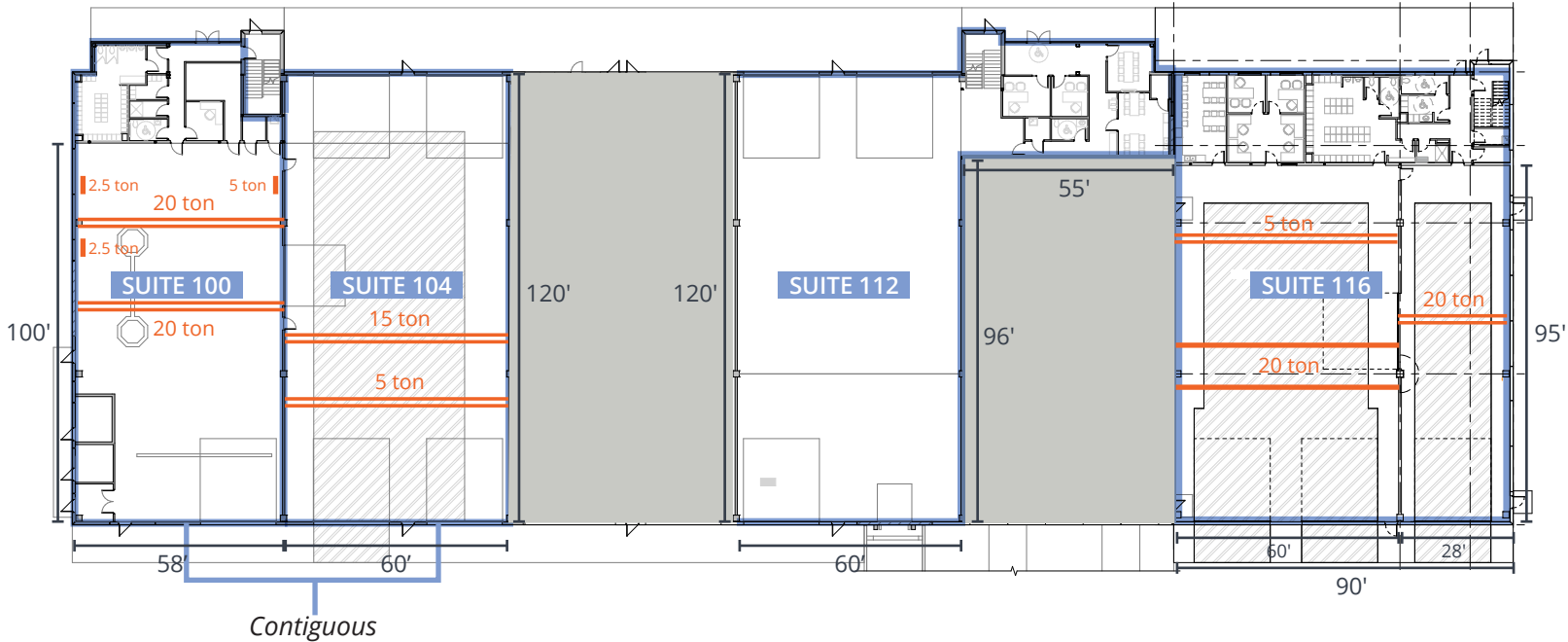
Drive through bays



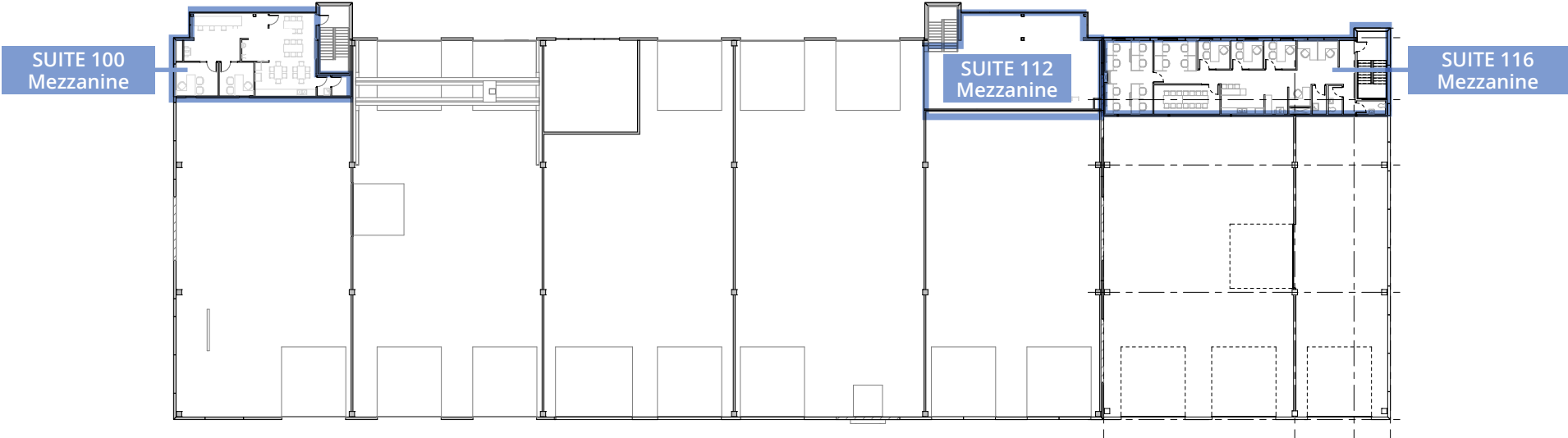
Site Plan

- Available
- Leased

MAIN FLOOR



SECOND FLOOR



For Lease | Suite 100

Address: Suite 100, 27057 100th Avenue, Acheson, AB

Bay Size: 5,851 SF warehouse
1,485 SF fully improved main floor office
7,336 SF total + 1,485 SF mezzanine

Contiguous with Suite 104:
14,536 SF + 1,485 SF mezzanine

Yard Available: Yes

Ceiling Height: 32' under truss

Loading: (1) 22'x20' dock door

Office Improvements: Change rooms, shower, lunchroom, 2 private offices, barrier free washrooms, and bullpen

Cranes: (2) 20 ton OH, (3) 2.5 ton Jib, (1) 5 ton Jib

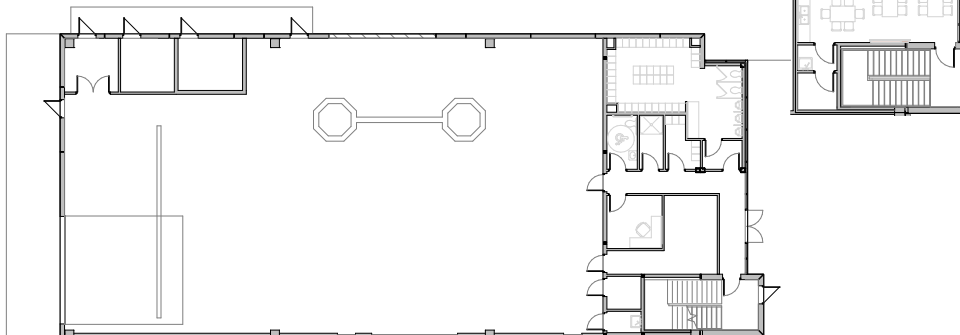
Shop Improvements: Oil containment

Operating Costs (2025): \$2.92 PSF

Lease Rate: Market

Main Floor

Mezzanine



For Lease | Suite 104

Address: Suite 1, 27057 100th Avenue, Acheson, AB

Bay Size: 7,200 sf
Contiguous with Suite 101:
14,536 SF + 1,485 SF mezzanine

Yard Available: Yes

Ceiling Height: 32' under truss

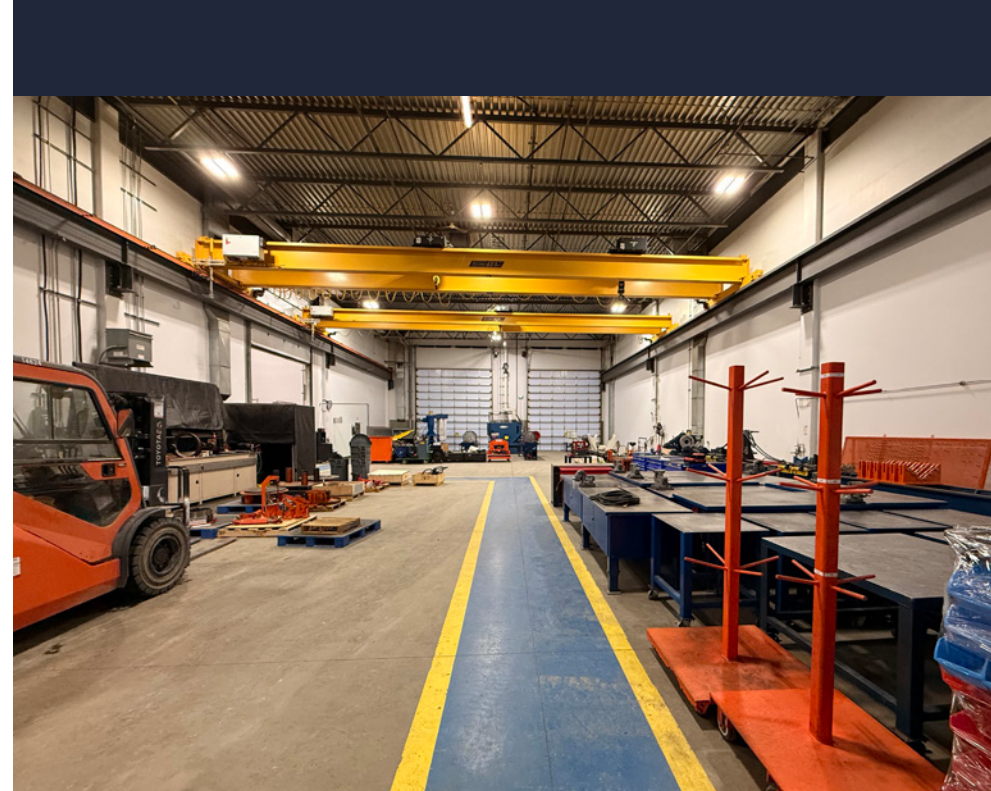
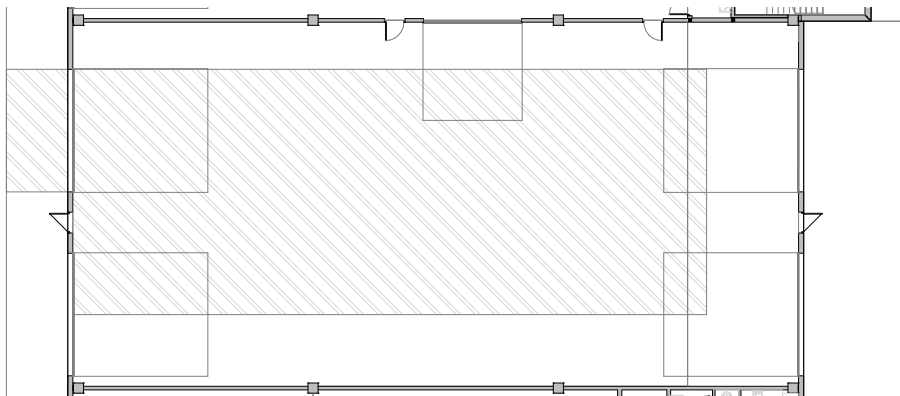
Loading: (4) 22'x20' Grade door (Drive through)

Cranes: (1) 15 ton OG, (1) 5 ton OH
- Drive through

Operating Costs
(2025): \$2.92 PSF

Lease Rate: Market

Main Floor



For Lease | Suite 112

Address: Suite 112, 27057 100th Avenue, Acheson, AB

Bay Size: 7,188 SF warehouse
1,749 SF fully improved main floor office
8,937 SF total + 1,731 SF mezzanine

Yard Available: Yes

Ceiling Height: 32' under truss

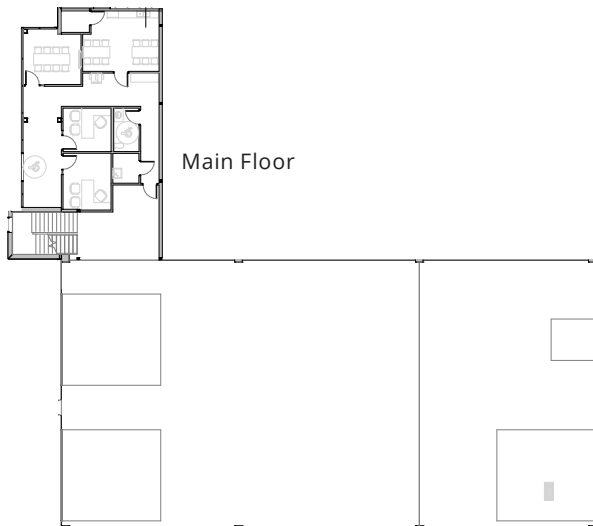
Loading: (3) 22'x20' grade doors
(1) 10'x12' dock door

Office Improvements: Reception, two private offices, conference room, washroom, lunchroom, janitorial and IT closets

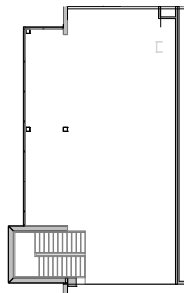
Shop Improvements: Gas monitor, make-up air, 10 ton crane capable, 200 amp 600 volt power (TBC by subtenant)

Operating Costs (2025): \$2.92 PSF

Lease Rate: Market



Mezzanine



For Lease | Suite 116

Address: Suite 116, 27057 100th Avenue, Acheson, AB

Bay Size: 8,603 SF warehouse
2,231 SF fully improved main floor office
10,834 SF total + 2,231 SF mezzanine

Yard Available: Yes

Ceiling Height: 32' under truss

Loading: (3) 22'x20' Grade door

Office Improvements: 2 conference rooms, kitchen/lunchrooms, change rooms, 5 private offices, barrier free washrooms and bullpen

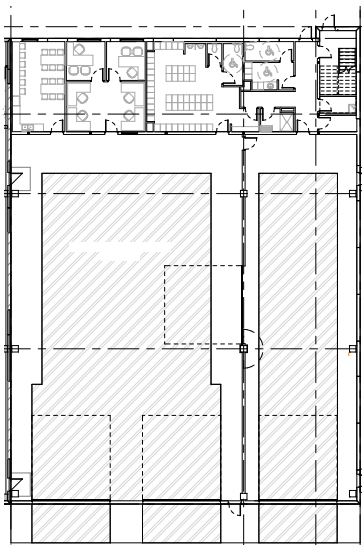
Cranes: (2) 20 ton OH, (1) 5 ton OH

Shop Improvements: Steel floors in small bay
Exhaust hoses in small bay

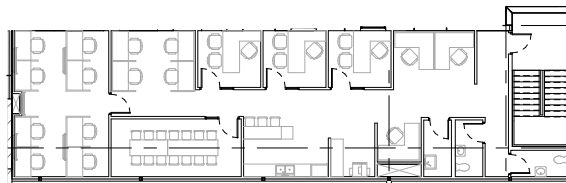
Operating Costs (2025): \$2.92 PSF

Lease Rate: Market

Main Floor

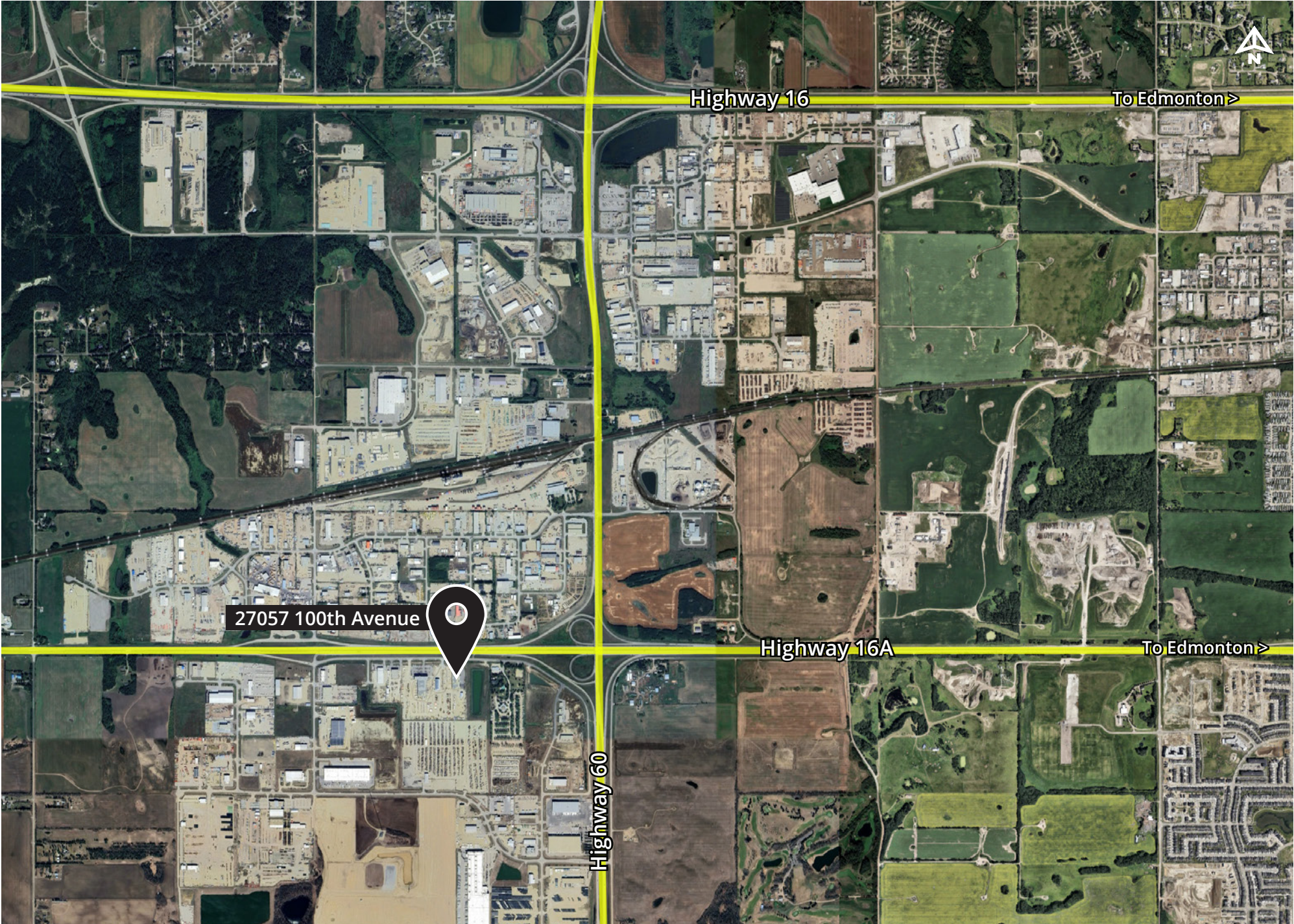


Mezzanine



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Get in touch

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