

FOR LEASE

10305 DAVID ROAD

ACHESON, ALBERTA

WAREHOUSE ▷ 3,600 SF
YARD ▷ 0.61 ACRES
DRIVE-THROUGH BAY
WITH OVERSIZED DOOR



OPPORTUNITY

Located within the Acheson Industrial Area, the property allows businesses the opportunity to relocate into a leading transportation corridor in Alberta with highway access in all directions. Complete with a paved yard, multiple bays, and dual access to the site, the property offers excellent flexibility.

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HIGHLIGHTS

- 3,600 SF Drive through warehouse space available for lease
- 0.61 Acres Yard available for lease
- Excellent access to Parkland Highway (Highway 16A) and Yellowhead Trail
- Multi-tenant building with predominantly local businesses

Marcus & Millichap

MAP VIEW / 10305 DAVID ROAD

ACHESON, EDMONTON, AB



DETAILS

Municipal Address: 10305 David Road, Acheson, AB

Zoning: MI - Medium Industrial Zoning

Vacancy: Unit 164: 3,600 SF

Building Lease Rate: \$10.00/SF

Yard: Yard 4: +/- 0.31 Acres
Yard 5: +/- 0.30 Acres
Total: +/- 0.61 Acres

Yard Lease Rate: \$1,500 Gross/Month/Yard

Operating Costs: \$5.20/SF

Availability: Immediately

Yard Type: Gravelled / Compacted

Ceiling Height: 22.5'

Heating: Radiant

Loading: Multiple Grade

FLOOR PLAN + OUTLINE / 10305 DAVID ROAD

ACHESON, EDMONTON, AB

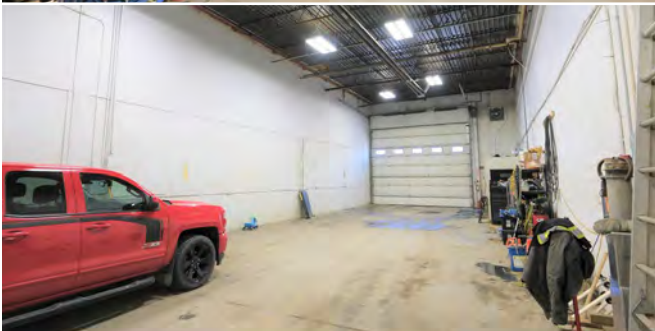
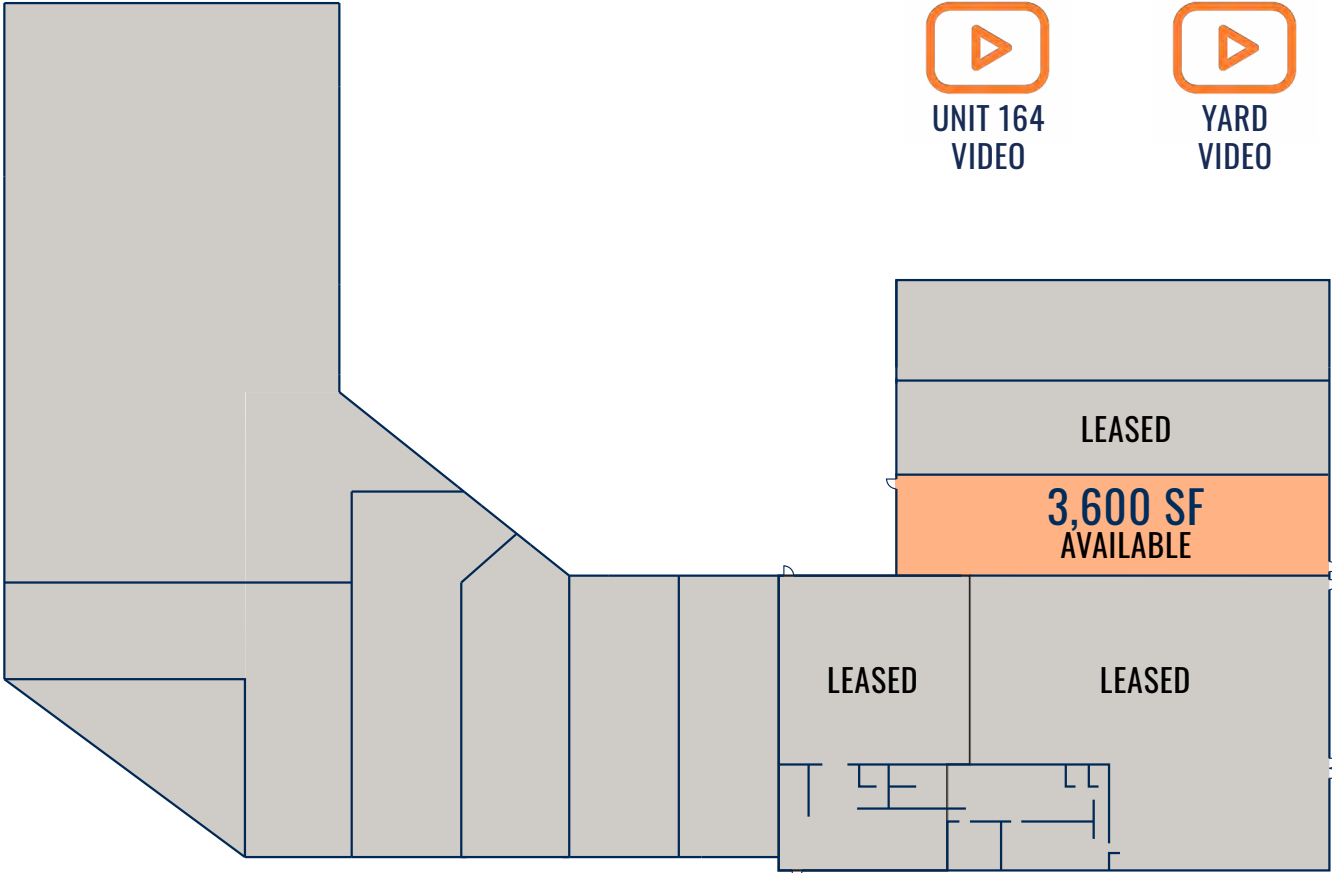
SITE PLAN

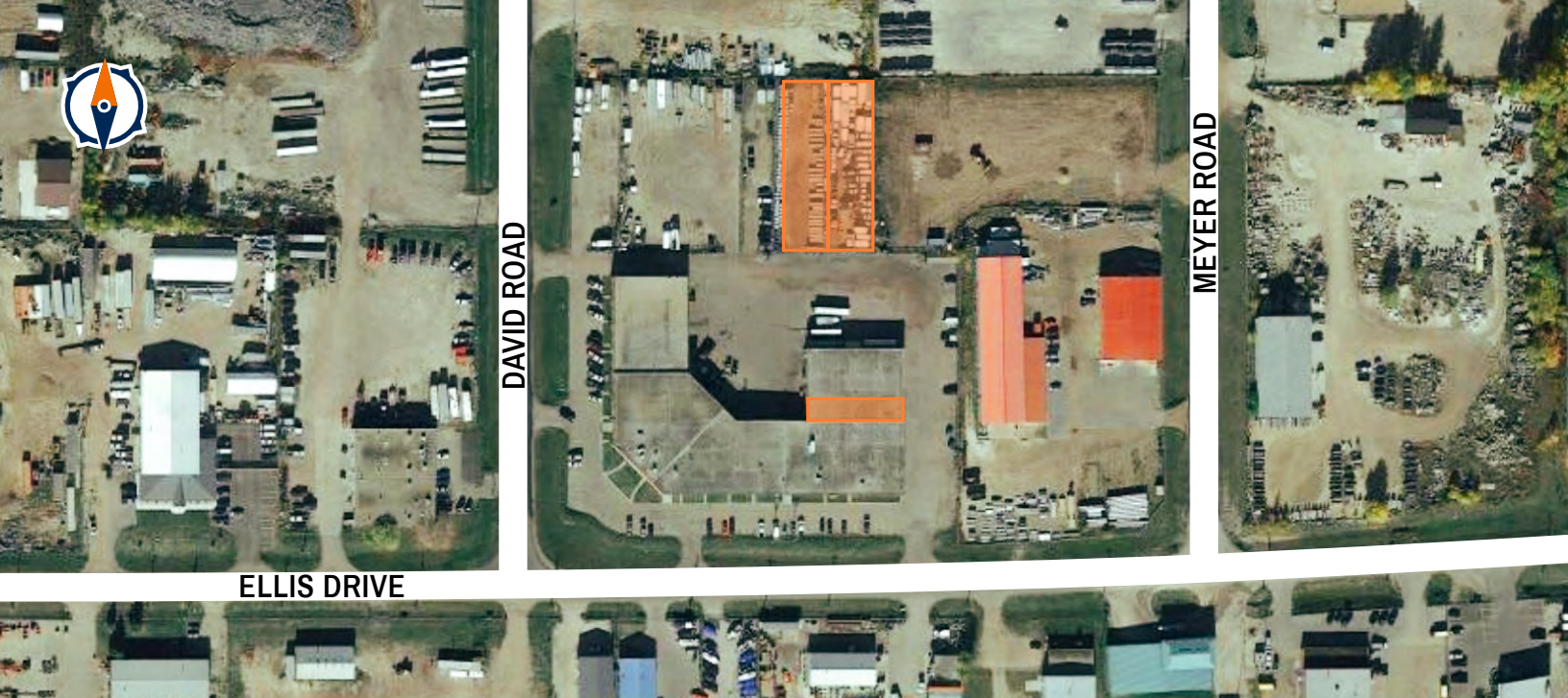


UNIT 164
VIDEO



YARD
VIDEO





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