



**FOR SUBLEASE**

**29,169 SF - 70,454 SF** Service Shop/  
Warehouse/Office on up to 37.5 Acres  
Demising Options Available

**27671 - 108A Avenue, Acheson, AB**

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# Site Plan

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# Property Description

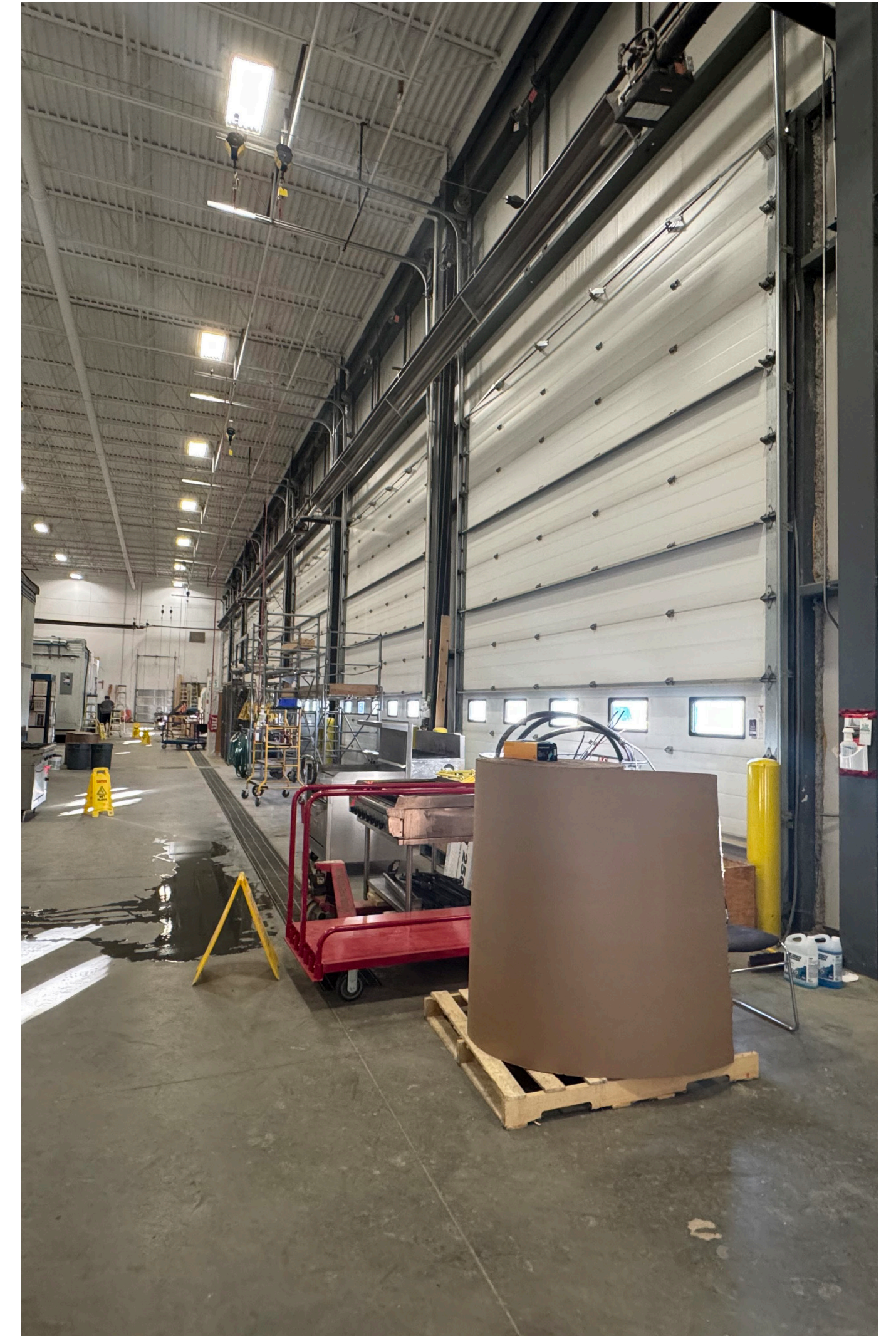


Legal Description	Plan: 0925047, Block: 1 Lot: 5
Year built	2013
Site size	± 20 Acres
Building size	70,454 SF
Office size	18,203 SF - elevator serviced
Loading	16 Grade (20' x 20') - Drive-thru 3 Grade (16' x 16') 4 Dock (8' x 10')
Ceiling height	33'
Power	800 amp, 600 volt
Sublease expiry	June 30, 2028
Sublease rate	\$18.00 PSF
Property taxes (2024)	\$2.52 PSF (yard included)
Additional yard	7.5 - 17.5 Acres
Additional yard lease rate	\$1.30 PSF
Comments	<ul style="list-style-type: none"><li>• 70' concrete pads extending from both sides of building</li><li>• Make-up air and radiant heating</li><li>• Fully fenced and secure yard</li><li>• Exterior lighting on building and in yard</li></ul>



# Photo Gallery

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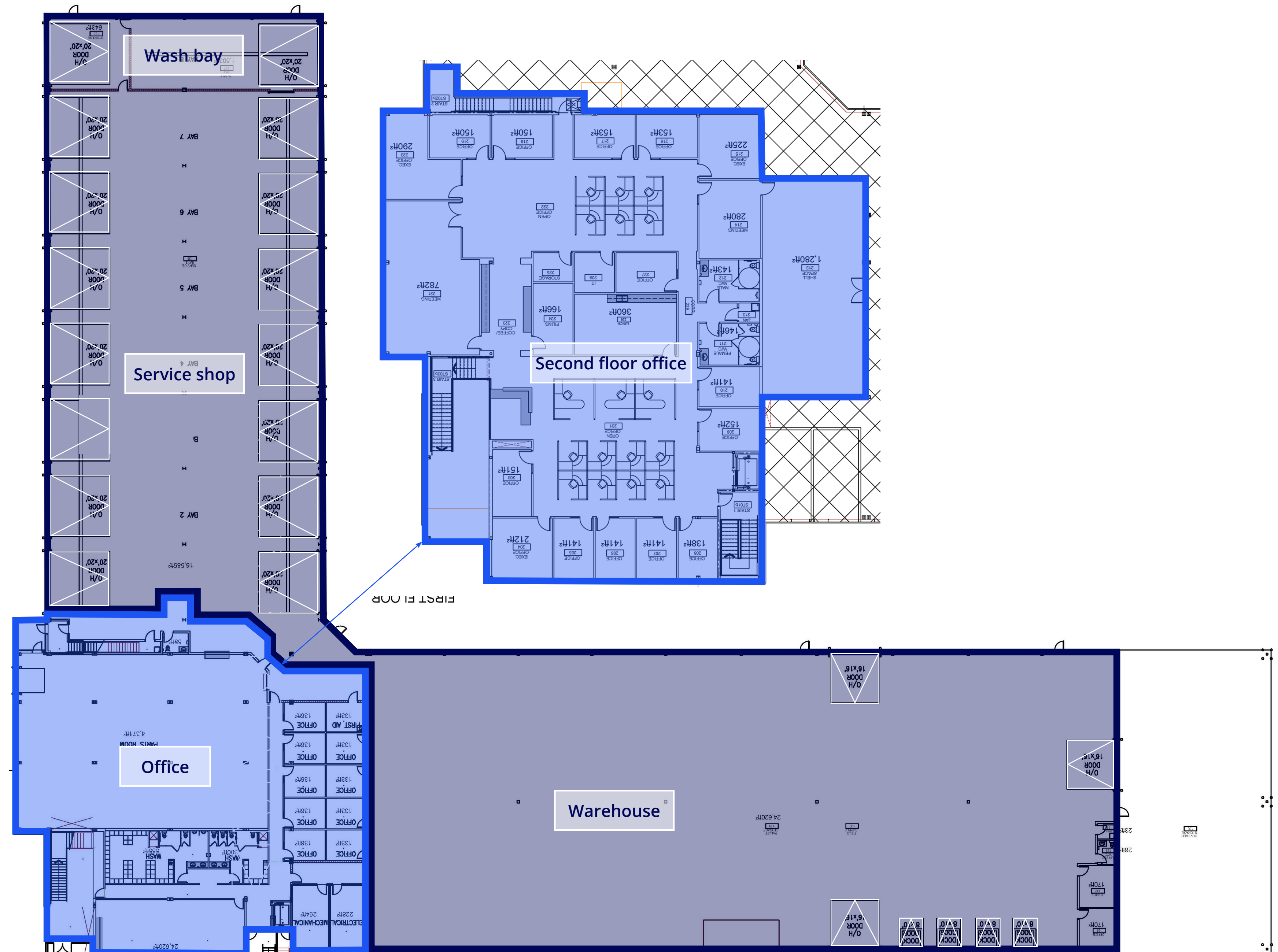




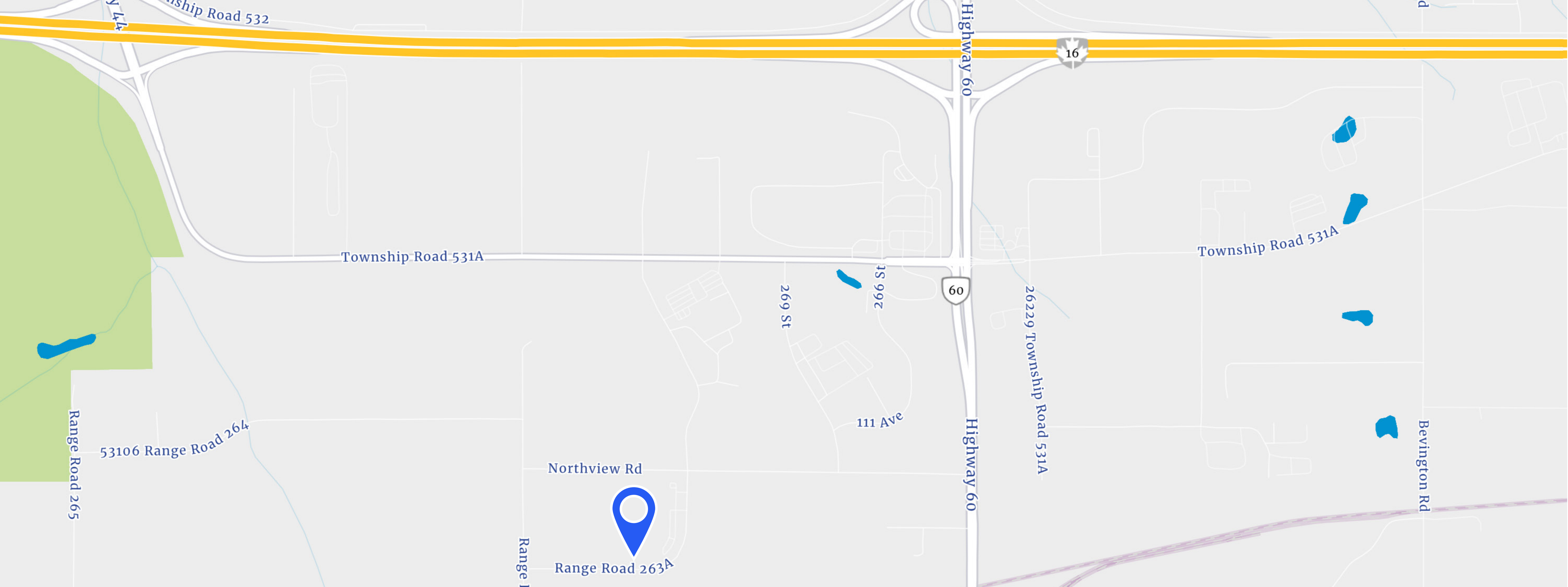
*Office*

- First class, high quality office
- Elevator to second floor
- Excellent staff amenities including kitchen and locker rooms
- High quality finishes and furnishings throughout
- Main floor includes 9 offices and a large lunchroom
- Second floor includes 13 offices, 3 executive offices, spacious boardroom, and 17 workstations. It has the potential to expand to accommodate 27 workstations and 18 offices.

*Service/Shop*







# 27671 - 108A Avenue

ACHESON, ALBERTA

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