

±5,000 SF Industrial Facility on ±3.9 Acres

28084 ACHESON ROAD, ACHESON, PARKLAND COUNTY, AB

FOR SUBLEASE



Colliers

Property Overview

Building Size	±5,000 SF
Land Size	±3.9 acres
Zoning	MI (Medium Industrial)
Ceiling Height	20' - 22' clear
Loading	Grade Doors: (1) 18' x 18' (1) 10' x 10'
Electrical	400 amp, 208 volt <i>*Electrical service to be verified by Sub-Tenant</i>
HVAC	Office: forced air including A/C Shop: in-floor glycol heating
Lighting	New hi-bay LED fixtures
Sublease Rate	\$16,250 per month + property taxes
Head Lease Expiry	November 14, 2036
Available	Immediately



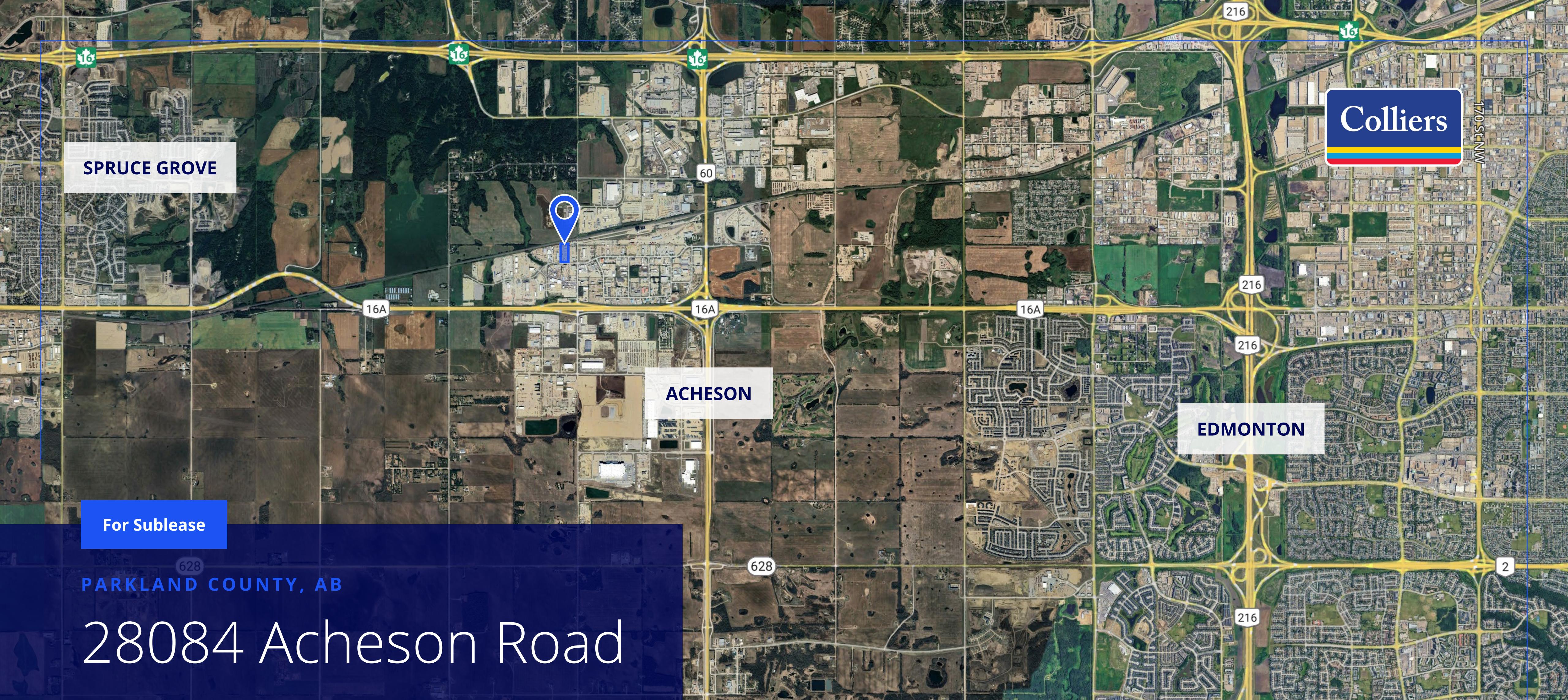
Property Features:

- Improved with sub-base & gravel to support heavy loads
- Enclosed with security fence & (2) points of access/egress with rolling gates
- Pre-engineered steel structure with metal cladding
- Compressed air throughout



Property Photos





28084 Acheson Road

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