



FOR SUBLEASE

ACHESON INDUSTRIAL END CAP UNIT FOR SUBLEASE

Unit 148, 25901-114 Avenue,
Acheson, AB

Max McPeak
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PROPERTY HIGHLIGHTS

- Well located near Petro Canada/A&W with quick and easy access to Highway 16, 16A, and Highway 60.
- Features an open office area with washrooms, one private office, and a spacious warehouse.
- Owned and professionally managed by Dream Industrial Management Corp.



PROPERTY DETAILS

Municipal Address:

140, 144 and 148, 25901-114 Avenue,
Acheson, Alberta

Market:

Acheson

Leasable Area:

Office: 500 SF

Warehouse: 3,634 SF

TOTAL: 4,134 SF

Power:

TBC

Sprinklered:

Yes

Loading Doors:

Grade (1) 16' x 14'

Lighting:

LED

Heating:

Radiant

Sumps:

Trench drain running the width of the bay plus a dual compartment sump

Crane:

No

Make Up Air System:

Yes

Clear Height:

21'

Availability:

Immediate

Sublease Rate:

\$11.00 per SF

Operating Costs:

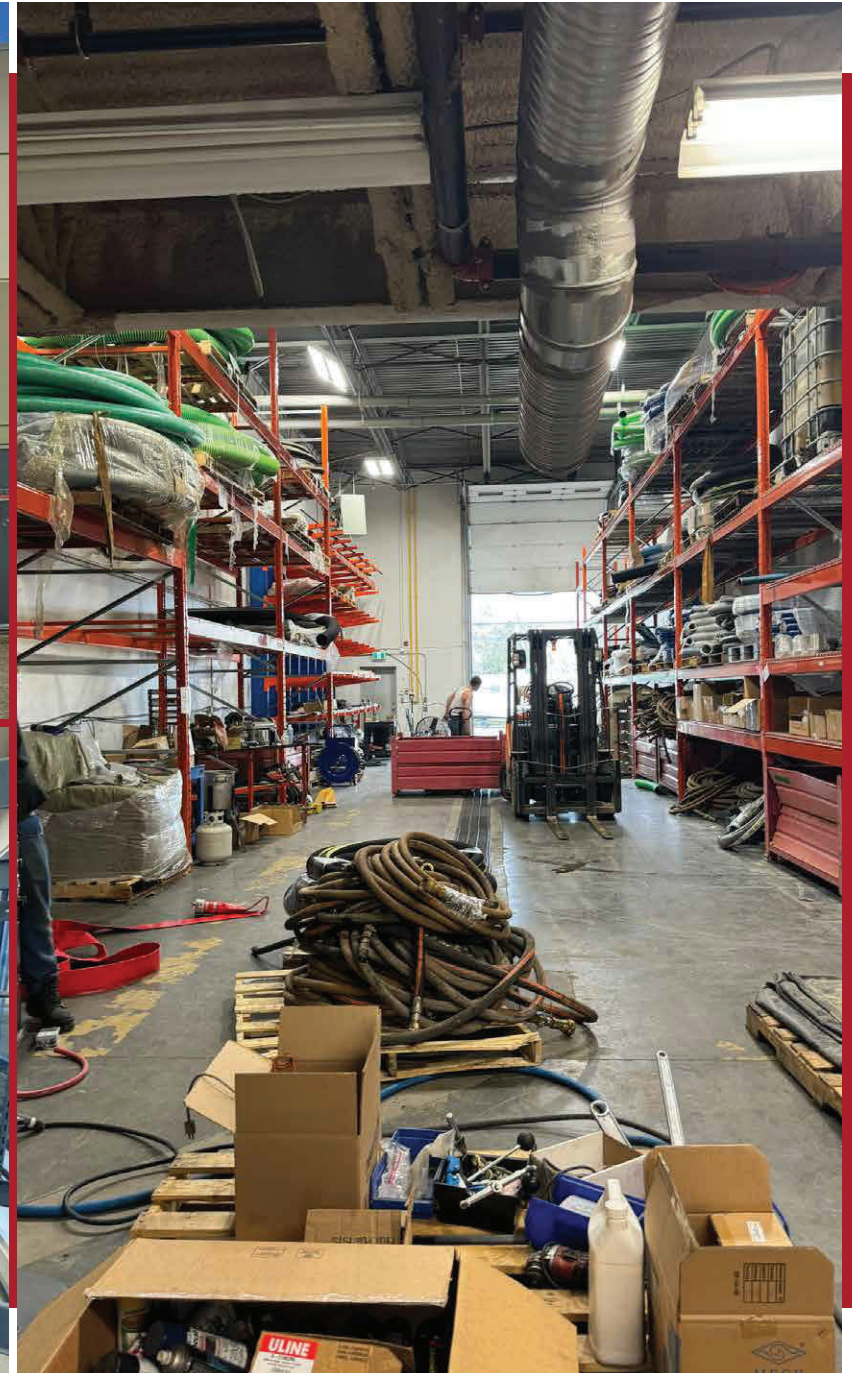
Estimated at \$4.75/SF/annum

Includes: tenants proportionate cost of property taxes, building insurance, snow removal, landscape maintenance and management fees. Excludes garbage disposal.

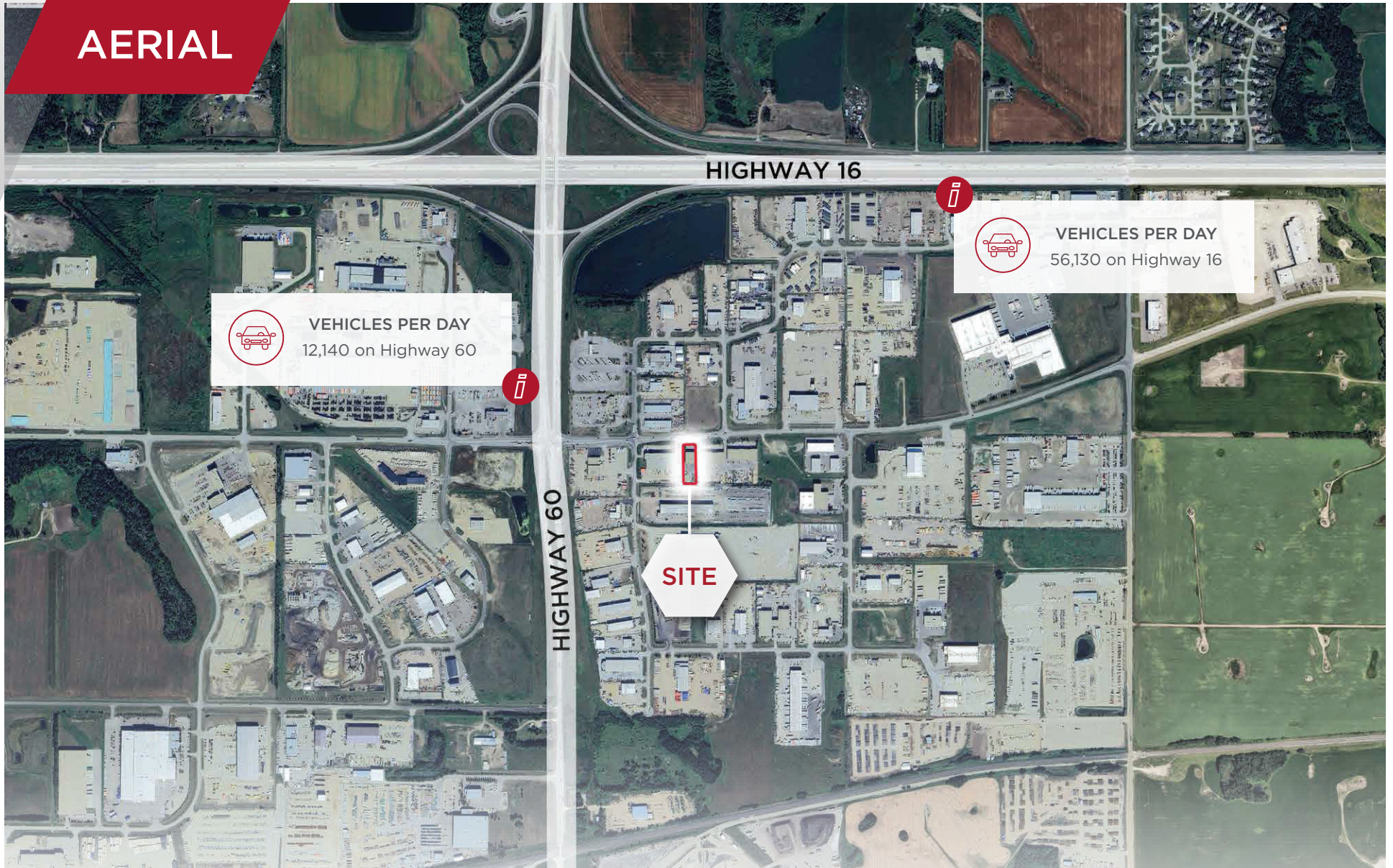
Sublease Expiry:

June 30, 2025

PROPERTY PHOTOS



AERIAL



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