

For Lease  
9,597 SF with 30,156 SF  
Yard Compound  
Acheson, AB

**LAST BAY REMAINING  
WITH FENCED YARD COMPOUND**

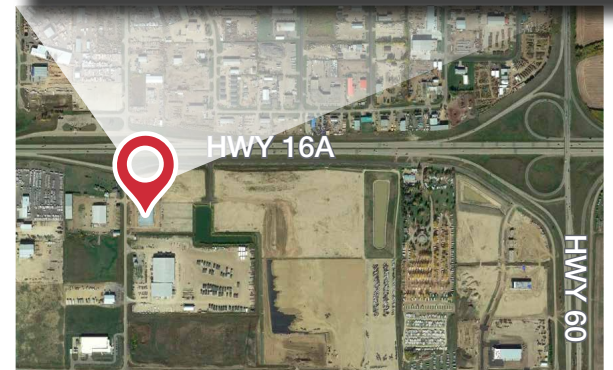


## IMMEDIATE OCCUPANCY

**9871 - 279 Street**  
Acheson, Alberta

### Property Features

- 9,597 sq. ft.± available
- Landlord will build out office space to suit tenants
- Join Corrosion Service Canada, Jag Industries, and Fenceline Rentals
- Quick access to Highway 16A, Highway 16, Highway 60 and Anthony Henday Drive
- Fibre optic service to the building
- Fenced yard compound



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# 9871 - 279 Street

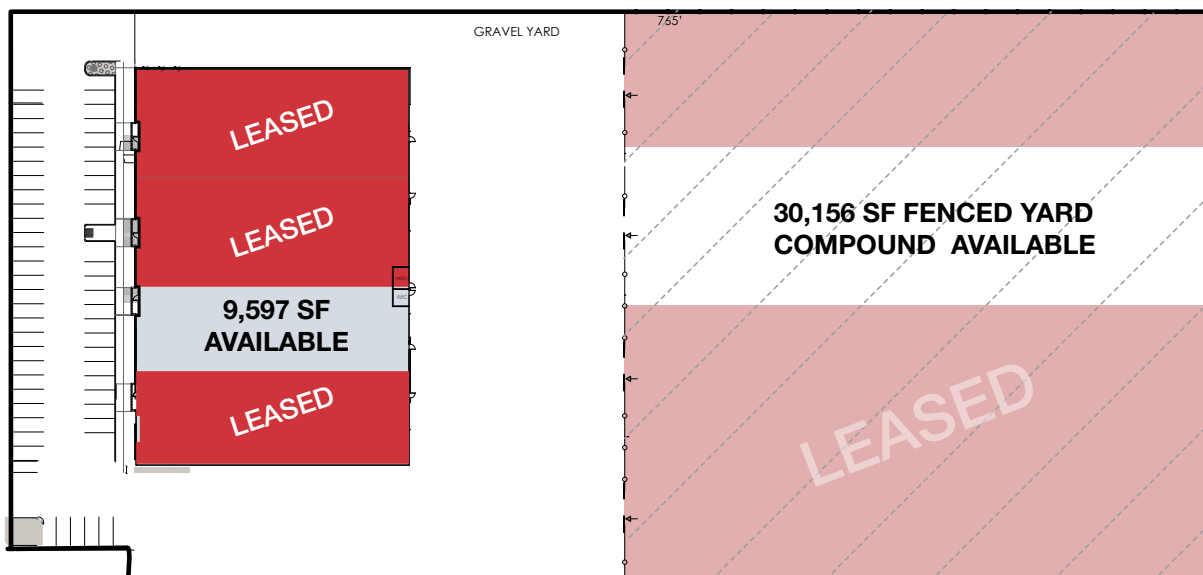
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## Additional Information

SIZES AVAILABLE	9,597 sq. ft. ±
YARD AVAILABLE	30,156 sq. ft. ±
LEGAL DESCRIPTION	Plan 1520423, Block 2, Lot 1
CEILING HEIGHT	28' clear
LOADING	Grade level overhead door (14' x 16')
LIGHTING	T5HO
POWER	120/208v for the office and 347/600v shop/warehouse
DRAINAGE	Dual compartment sump
YEAR BUILT	2016

ZONING	BI (Business Industrial District)
INTERNET	Fibre optic conduit to each bay
AVAILABILITY	Immediate - Ready for Tenant fixturing
TENANT IMPROVEMENT ALLOWANCE	\$12.50/sq.ft.
YARD RATE	\$1.00/sq.ft./annum
NET RENTAL RATE	\$13.50/sq.ft./annum
OPERATING COSTS	\$3.50/sq ft. (2019 estimate) includes proportionate share of property taxes, building insurance, common area maintenance and management fees



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