



# ACHESON INDUSTRIAL

96 AVENUE & 279 STREET | ACHESON, AB

## + INDUSTRIAL LAND + BUILDING FOR SALE OR LEASE

Position your business within a 111,686 SF manufacturing facility on a 30-acre site, featuring dedicated yard space and significant expansion potential alongside prominent industrial users.

Approximately 38,860 SF of high-bay manufacturing/ industrial space will be available for lease in March 2026, featuring heavy power and industrial functionality.

The site includes nearly 2 acres of exclusive outdoor area, with the ability to secure up to 21 additional acres for storage, parking, or future expansion.

The manufacturing space is offered for lease, while the full property may be purchased—providing flexibility for operational use or long-term investment.

### PROPERTY DETAILS



#### AVAILABLE

Approx. 38,860 SF with up to 20.6 acres of additional yard



#### BUILD-TO-SUIT

Available; negotiable rates



#### SHORT TERM LAND LEASE

Available; negotiable rates



#### ZONING

BI – Business Industrial



-  Common drive path
-  Exclusive-use yard space
-  Building for lease – 38,860 SF
-  Site outline – property for sale

# + FLOOR PLAN

Main Floor

## WAREHOUSE DETAILS

**Year Built:** 2007

**Column Spacing:**

Average of 29 ft. by 41 ft.

**Grade Loading Doors:**

6 Total:

- 16' x 20' (2)
- 27' x 20' (1)
- 16' x 12' (1)
- 8' x 10' (2)

**Power:** 3-phase, 3000A, 480V

**HVAC:** One direct-fired makeup air unit

**Slab:** 6" reinforced concrete slab on grade (10M rebar)

**Sprinkler System:** Wet system (interior) supplied by 250 mm water service; dry system under exterior canopy

**Cranes:** Existing 4.25 ton (1) and 1.25 ton (1)  
*\*Note: Craneways require restoration for cranes to be operational*

**Roof:** New (2019) with solar installation

**Clear Height:** 26' under the craneways with ceiling heights ranging from 37'–39'

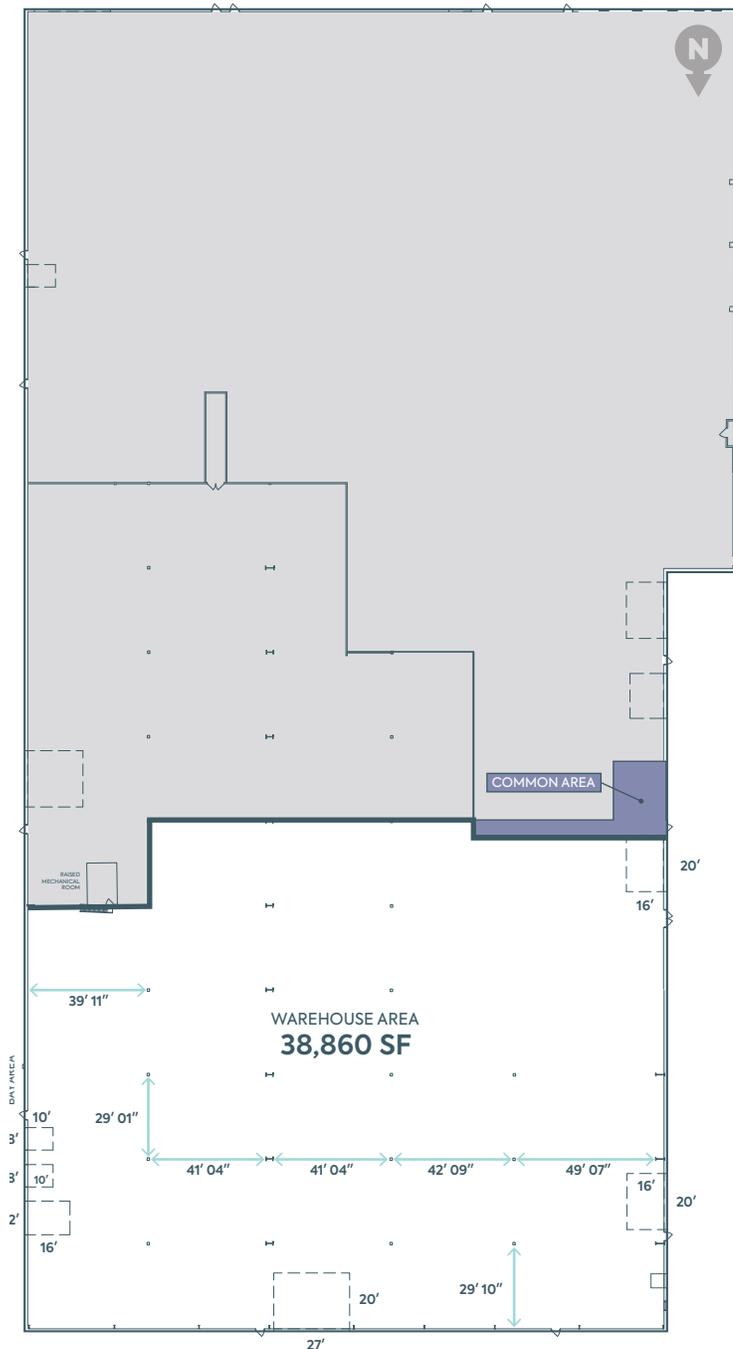
**Lighting:** T5

**Building Construction:** Pre-engineered steel frame with lightweight insulated metal panel roof and wall system

**Additional Rent:** \$2.99 PSF

**Breakdown:**

- CAM: \$0.58 PSF
- PTAX: \$2.41 PSF

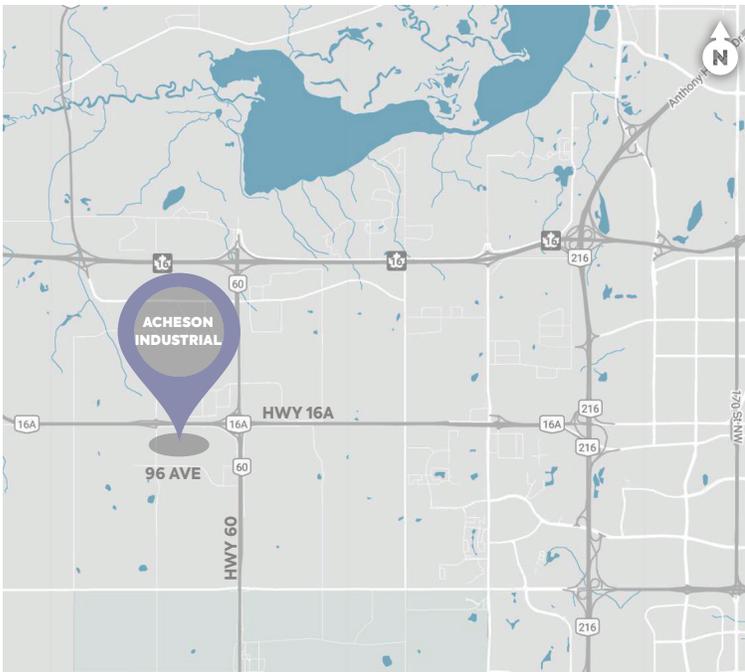


# + THE NEIGHBOURHOOD & ACCESS



## LOCATION HIGHLIGHTS

- Quick access to the Anthony Henday Drive ring road and Highways 16 (Yellowhead), 16A, and 44
- The CN Intermodal terminal and the Edmonton International Airport are easily accessible
- Acheson offers lower property tax and no business tax
- Multiple communities nearby provides Acheson businesses great access to a wide variety of skilled trades people



Located just 10 minutes from Edmonton city limits.

## + CONTACT



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