

FOR LEASE

TRANSWEST PLACE - BUILDING I

NAICommercial



dream 
industrial REIT

UNIT 116/120, 25791 - 114 AVENUE | ACHESON, AB | OFFICE/WAREHOUSE

PROPERTY DESCRIPTION

- 6,011 sq.ft.± office/warehouse
- Can be combined with 1,979 sq.ft. second floor mezzanine for a total of 7,990 sq.ft.
- Strategically located immediately off Highway 60 between Highway 16 (Yellowhead Trail) and Highway 16A
- Owned and managed by Dream Industrial Management Corp



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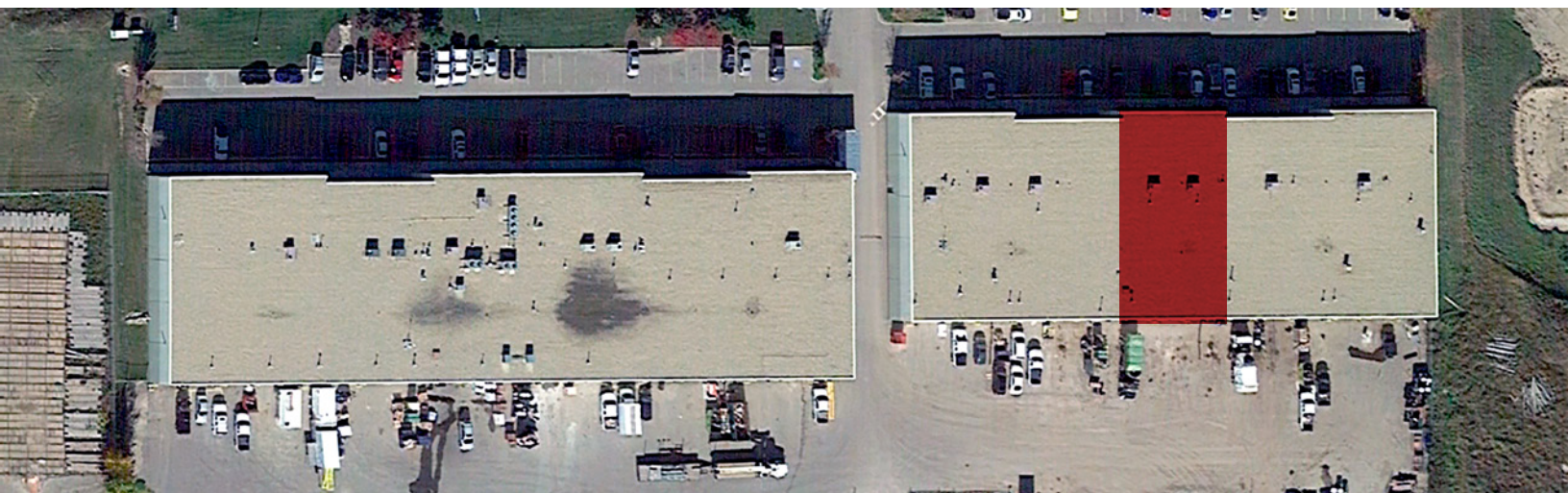
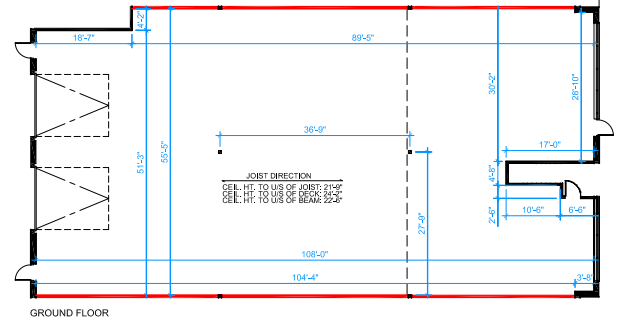
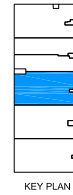


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ADDITIONAL INFORMATION

ADDRESS	25791 - 114 Avenue, Parkland County, AB (Acheson Industrial Park - Zone 2)
AREA AVAILABLE	6,011 sq.ft.±
LEGAL DESCRIPTION	Plan 072-7394, Block 2, Lot 204B
ZONING	IB zoning
SIGNAGE	Building and pylon signage available
DRAINAGE	Trench drain running the width of the bay plus a dual compartment sump
SPRINKLER	Fully sprinklered warehouse and office
AVAILABLE	May 1, 2024
NET RENTAL RATE	Market
OPERATING COSTS	\$4.75/sq.ft./annum (2023 budget) Includes tenants proportionate cost of property taxes, building insurance, snow removal, landscape maintenance and management fees. Excludes garbage disposal.



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