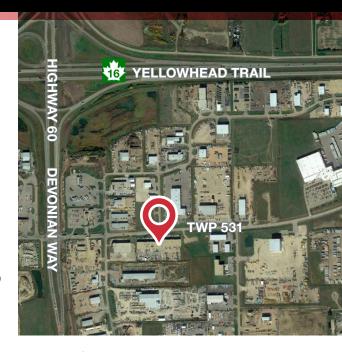




UNIT 132-136, 25791 - 114 AVENUE | ACHESON, AB | OFFICE/WAREHOUSE

PROPERTY DESCRIPTION

- 7,807 sq.ft.± total rentable area demised into office and warehouse space
 - » 4,914 sq.ft.± of warehouse space
 - » 993 sq.ft.± of office space
 - » 1,900 sq.ft.± of mezzanine
- Strategically located immediately off Highway 60 between Highway 16 (Yellowhead Trail) and Highway 16A
- Fenced yard space available
- Owned and managed by Dream Industrial Management Corp



CHAD GRIFFITHS

Partner 780 436 7414 cgriffiths@naiedmonton.com

RYAN BROWN

Partner 780 964 8624 rbrown@naiedmonton.com

DREW JOSLIN

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NAIEDMONTON.COM



TRANSWEST PLACE - BUILDING I

132-136, 25791 - 114 AVENUE | ACHESON, AB



ADDITIONAL INFORMATION

ADDITIONAL INFORMATION	
AREA AVAILABLE	993 sq.ft.± office 4,914 sq.ft.± warehouse 1,900 sq.ft.± mezzanine 7,807 sq.ft.± total
LEGAL DESCRIPTION	Plan 072-7394, Block 2, Lot 204B
ZONING	BI (Business Industrial District)
LOADING	2 drive-in loading docks
POWER	200 amps, 347/600 volts
SIGNAGE	Building signage available. \$125/month mandatory pylon signage cost
AVAILABLE	December 1, 2024
NET RENTAL RATE	Market
OPERATING COSTS	\$4.75/sq.ft./annum (2024 budget) Includes tenants proportionate cost of property taxes, building insurance, snow removal, landscape



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maintenance and management fees.

Excludes garbage disposal.

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