

**FOR LEASE**

TRANSWEST PLACE - BUILDING I

**NAI**Commercial



**dream**   
industrial REIT

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

**PROPERTY DESCRIPTION**

- 7,990 sq.ft.± office/warehouse with second floor office
- 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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NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



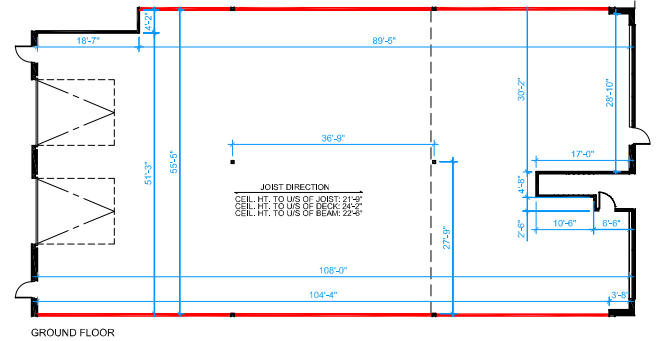
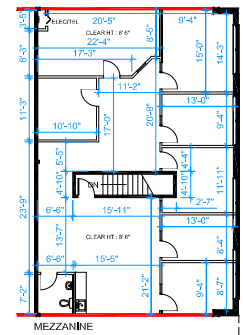
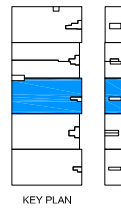
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**ADDITIONAL INFORMATION**

ADDRESS	25791 - 114 Avenue, Parkland County, AB (Acheson Industrial Park - Zone 2)
AREA AVAILABLE	6,011 sq.ft.± office/warehouse <u>1,979 sq.ft.± second floor office</u> 7,990 sq.ft.± total
LEGAL DESCRIPTION	Plan 072-7394, Block 2, Lot 204B
ZONING	IB zoning
SIGNAGE	Building and pylon signage available
POWER	347/600V, 100A (To be verified)
DRAINAGE	Trench drain running the width of the bay plus a dual compartment sump
SPRINKLER	Fully sprinklered warehouse and office
AVAILABLE	Immediately
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 maintenance and management fees. Excludes garbage disposal.



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