

Acheson Industrial

First Class Office & Shop Space

9620 266 Street
Acheson AB, T7X 6H6



Acheson Industrial

9620 266 Street | Acheson, Alberta

Office

Floor	Area	Availability	Comments
Main	4,116 SF	Immediately	Partially developed with offices, conference room, kitchenette and open work areas.
Second	3,594 SF	Immediately	Move-in ready second floor walk-up. High quality developed space includes offices, meeting room, storage and open work area.
Main & Second	Contiguous to 7,710 SF		

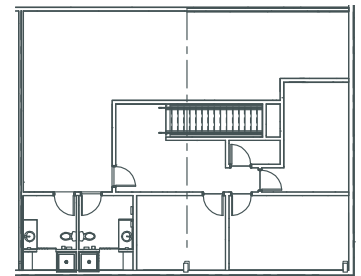
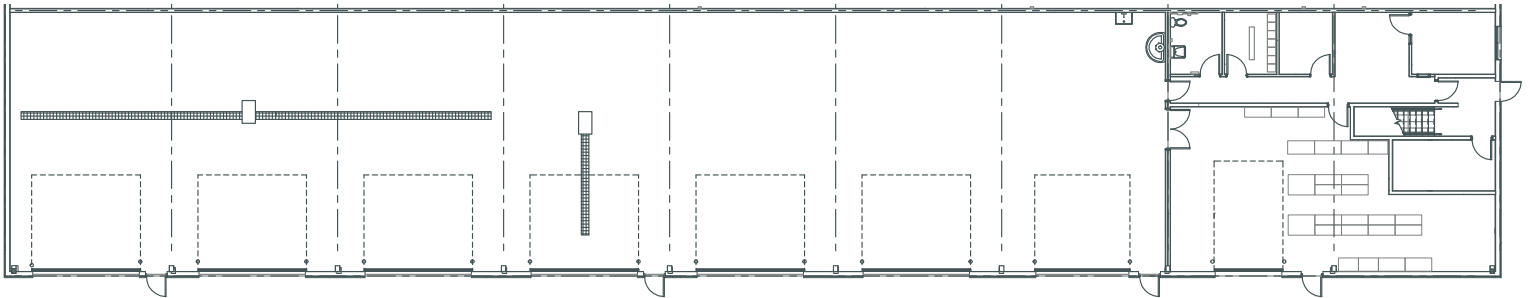
Warehouse

Bay	Area	Availability	Comments
115	9,000 SF	Immediately	Metal clad warehouse with grade loading and 20' ceiling height. Air make-up. Tool crib, office, kitchen.
114	2,000 SF	Immediately	Gym area.
115 & 114	Total area of ±11,000 SF		

Leasing Details

Property Address	9620 266 Street, Acheson Alberta	Net Rental Rate	Office: \$22.00 PSF Warehouse: \$15.50 PSF
Zoning	IB - Business Industrial	Operating Costs (2024)	Office: \$9.00 PSF + Janitorial Warehouse: \$5.00 PSF
Year Built	2015	Parking	39 Surface Stalls No Additional Charge
Area Breakdown	Office Main Floor: 4,116 SF Office Second Floor: 3,594 SF Office Total Area: 7,710 SF Office / Warehouse Area: 11,000 SF Total Available Area: ±18,710 SF	Signage	Building Signage Available
		Furniture	Negotiable
		Yard	±0.90 Acres

For Lease



Warehouse

9,000 SF Main Floor Shop/Warehouse
2,000 SF 2nd Floor Gym area

- + Grade loading
- + 14' x 14' doors
- + Trench drain
- + 20' ceiling height
- + Sprinklers
- + 200 amp, 120/208 volt*
**to be confirmed*

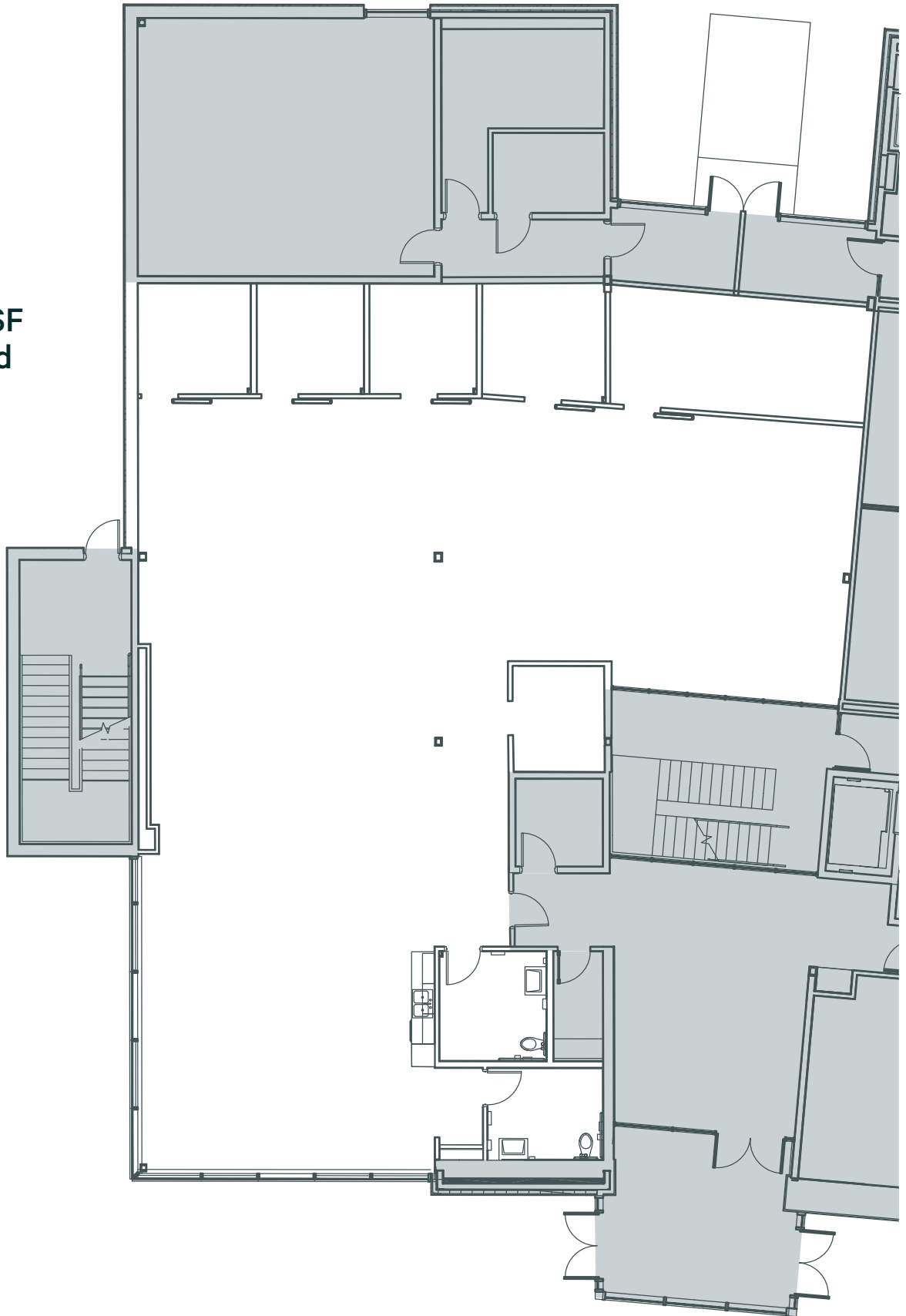
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Office

Main Floor - 4,116 SF
Partially Developed

- + Reception area
- + Lunch room
- + Boardroom
- + Open work area
- + Four offices
- + Storage
- + Washrooms



For Lease



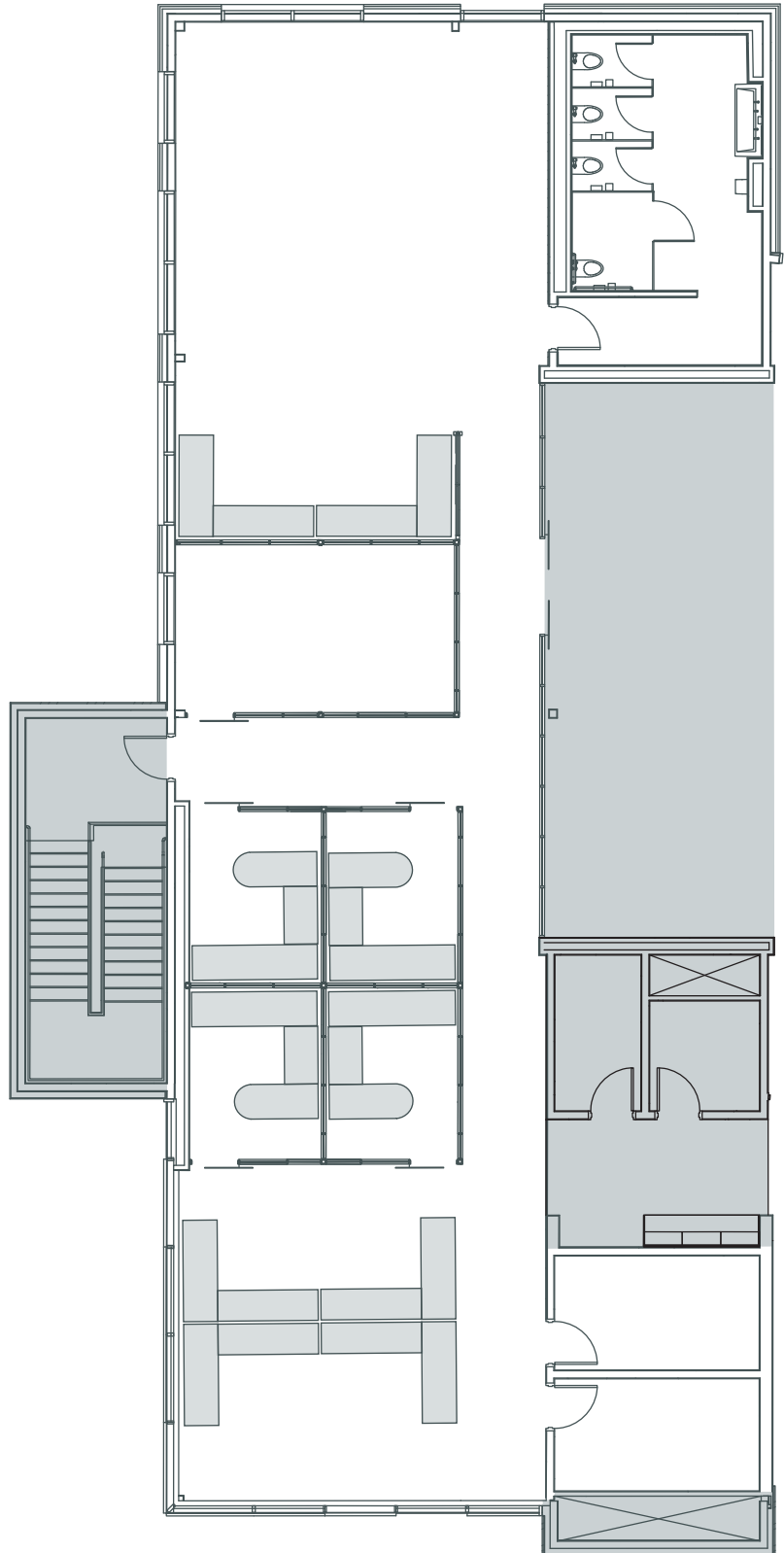
Acheson Industrial

9620 266 Street | Acheson, Alberta

Office

Second Floor - 3,594 SF Move-In Ready

- + Open work area
- + Meeting room
- + Four offices
- + Two file / storage rooms
- + Training area
- + Washroom



For Lease





Contact Us

Kevin Hughes

Senior Vice President
+1 780 917 4634
kevin.hughes@cbre.com

Gregg Maimann

Senior Vice President
+1 780 917 4632
gregg.maimann@cbre.com

Trevor Schmidt

Vice President
+1 780 917 4641
trevor.schmidt@cbre.com

Jordan Adams

Vice President
+1 780 917 4645
jordan.adams@cbre.com

Braylon Klemchuk

Vice President
+1 780 229 4687
braylon.klemchuk@cbre.com

Jay Olmstead

Sales Representative
+1 780 554 1191
jay.olmstead@cbre.com

John Allan McKay

Associate
+1 780 915 5020
johnallan.mckay@cbre.com

Lucas Neumeyer

Associate
+1 780 850 2267
lucas.neumeyer@cbre.com

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