

For Lease



25963 – 111 Avenue NW, Unit 204

Acheson, AB

- Available March 1, 2024
- 32,856 SF
- Stand alone building with 9.04 acres of yard
- Fully developed 2nd floor office and 2 additional mezzanines for storage
- 5.5 ton bridge crane
- Dock and grade level loading with oversized doors
- Heavy power

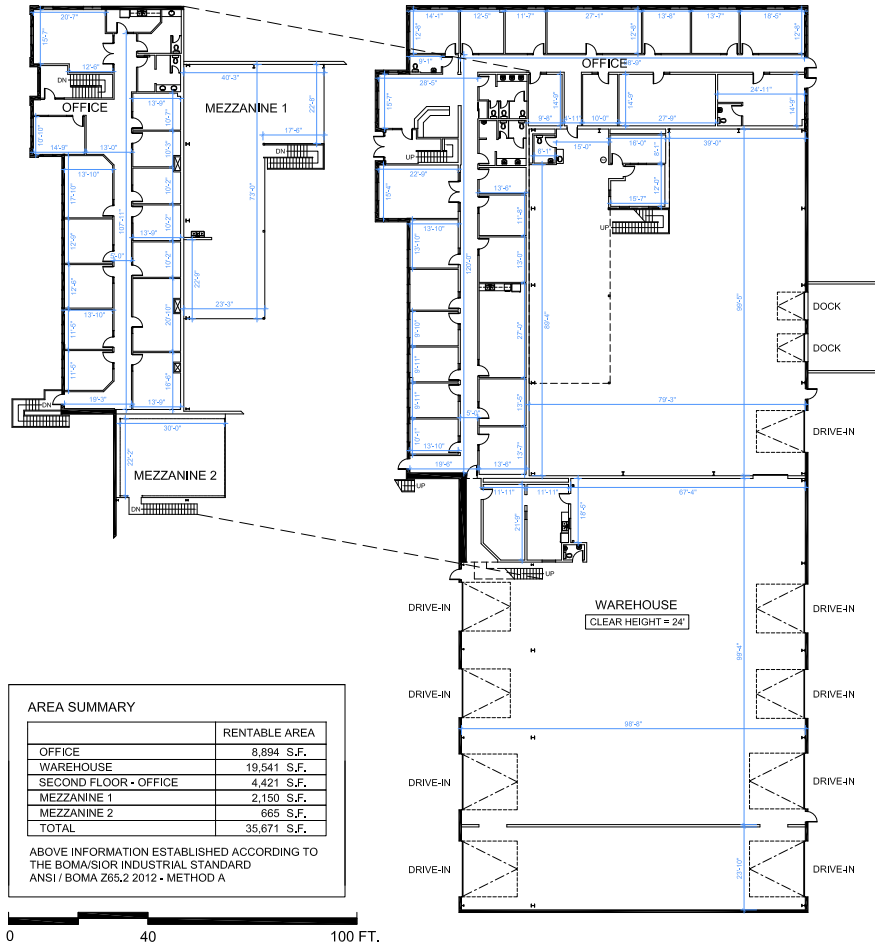


For leasing opportunities

Bryon Leece, Senior Manager, Leasing
403.470.9833 | bleece@dream.ca

Dream Industrial REIT
leasing.dream.ca

Floor Plan



AREA SUMMARY	
	RENTABLE AREA
OFFICE	8,894 S.F.
WAREHOUSE	19,541 S.F.
SECOND FLOOR - OFFICE	4,421 S.F.
MEZZANINE 1	2,150 S.F.
MEZZANINE 2	665 S.F.
TOTAL	35,671 S.F.

ABOVE INFORMATION ESTABLISHED ACCORDING TO THE BOMA/SIOR INDUSTRIAL STANDARD ANSI / BOMA Z65.2 2012 - METHOD A

Available area:	Loading:	Ceiling Height:	Power:
32,856 SF	9 Drive-in Doors 2 Dock Doors	24'	1000 Amps (120/208 Volts)
Availability:	Rental Rates:	Operating Costs:	Zoning:
March 1, 2024	Market Rates	CAM \$0.52 TAX \$3.17 (est. 2023)	I-M (Industrial Medium)