



For Sublease

NCSG Acheson Facility

28765 Acheson Rd | Acheson, AB

- Custom designed 36,334 SF industrial facility on 9.96 Acres of compacted and fenced yard
- High-end office development over two floors
- Five (5) drive-through bays with oversize doors and two (2) 10T cranes
- Oversize 30' x 150' trenched wash bay
- Highway 16A exposure and two access points into yard

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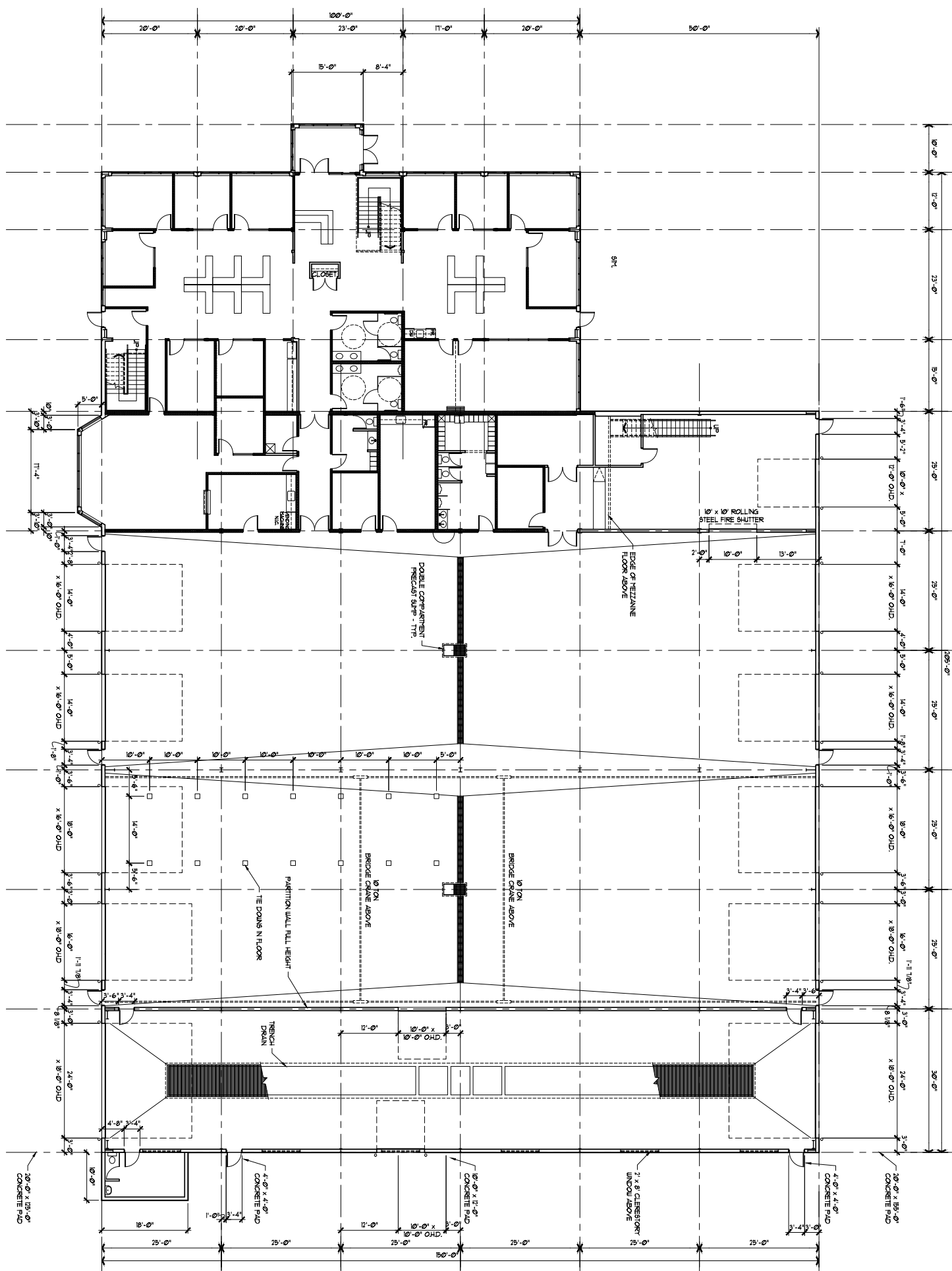
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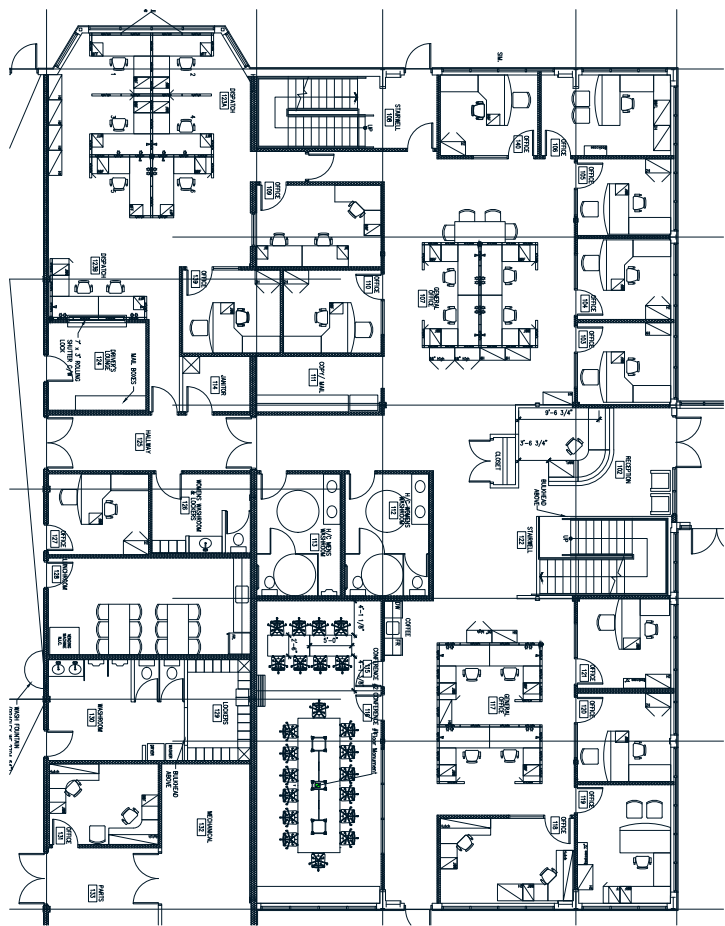
Property Details

Municipal Address	28765 Acheson Road, Acheson, AB
Legal Address	Plan 1223960, Block 3, Lot 817
Zoning	IB - Business Industrial
Available Area	± 5,402 SF - 1st Floor Office ± 7,682 SF - 2nd Floor Office ± 23,250 SF - Shop ± 36,334 SF - TOTAL
Site Size	9.96 Acres
Year Built	2015
Bay Dimensions	25' x 150' drive-through bays
Power	600 Amp / 347 Volt / 3-Phase (TBC by Sub-Tenant)
Ceiling Height	23'4" Clear 17'8" Under Hook
Heating	In-floor heating throughout Shop with temperature controlled make-up air Radiant tube heaters in washbay

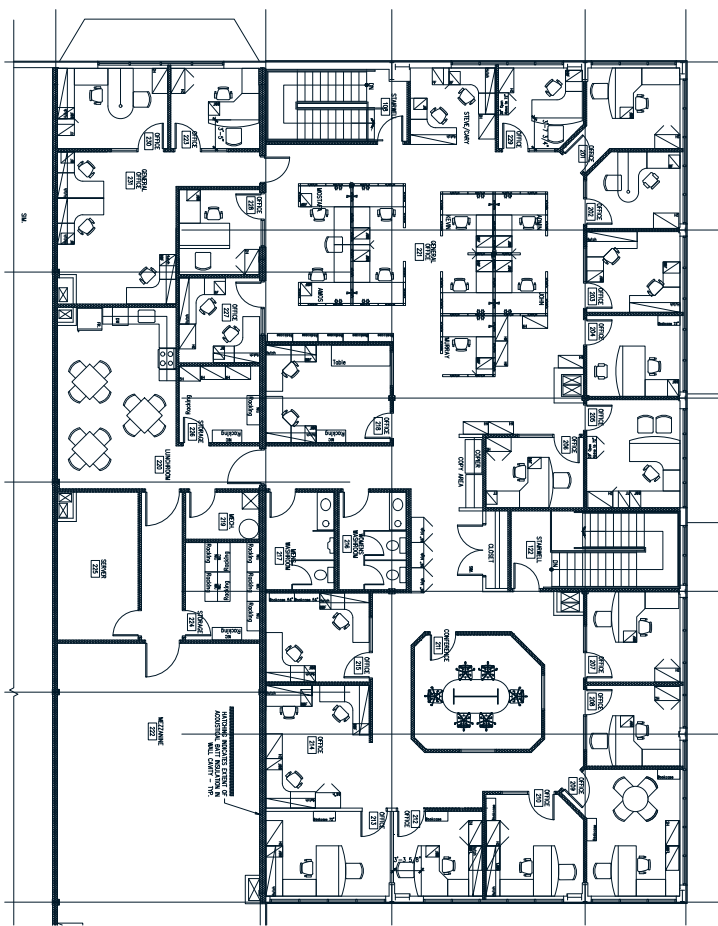
Lighting	LED
Cranes	(2) 10-Ton Bridge
Washbay	30' wide x 150' long with trench
Yard	Fenced and graveled yard
Loading	(1) 10' x 12' Grade (4) 14' x 16' Grade (2 x drive-through) (2) 18' x 16' Grade (1 x drive-through) (2) 16' x 18' Grade (1 x drive-through) (2) 24' x 18' Grade (1 x washbay)
Sublease Rate	Starting at \$22.00
Op. Costs (PSF)	\$4.95
Sublease Expiry	February 28, 2032
Occupancy	January 1, 2026

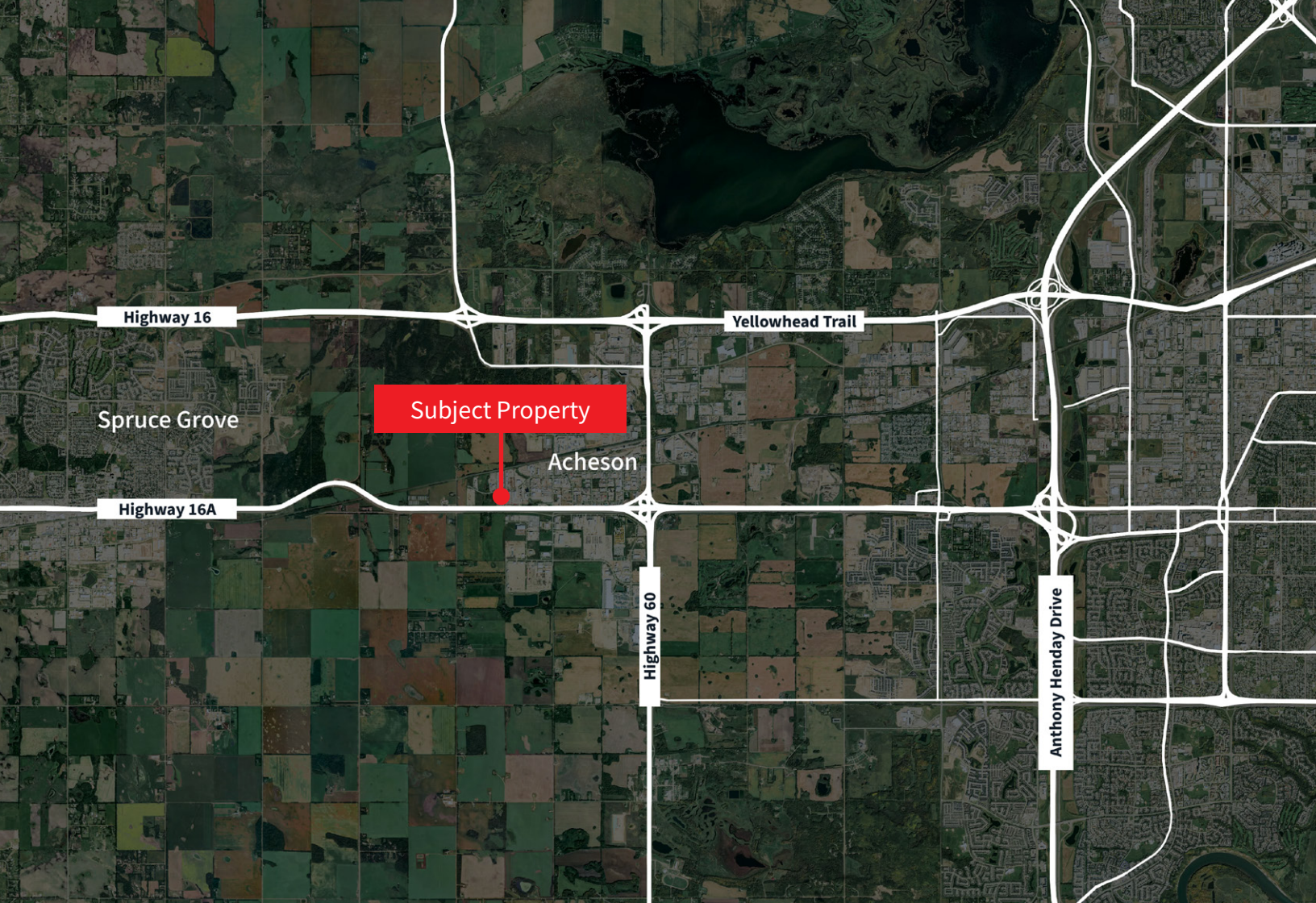


Main Floor Office



Second Floor Office



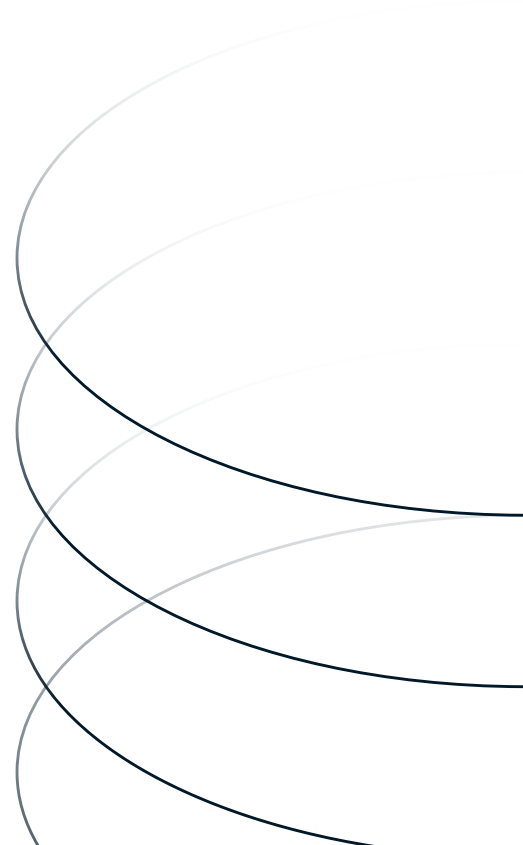


Property Highlights

This facility was built-to-suit the requirements of a heavy haul and crane company in 2015.

Strategically located within Acheson Industrial Park with Highway 16A exposure and multiple means of accessibility to the site, as well as to the main highway and high load corridors to northern Alberta, eastern/western Canada and USA.

Multiple drive-through bays, cranes, large compacted yard, and high-end office space are some of the many features of this Property.





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