



**CUSHMAN &
WAKEFIELD**
Edmonton

SALE/LEASE

FORMER PIPEWORX FACILITY

11122 255 Street,
Acheson, AB

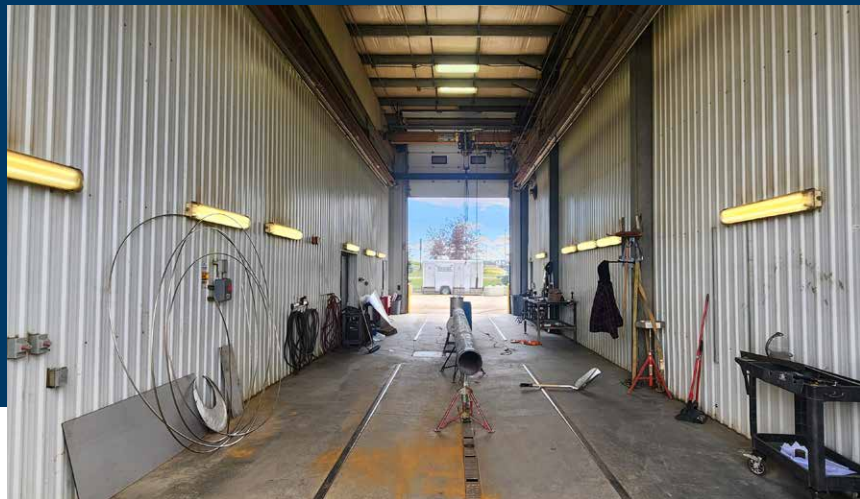


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FORMER PIPEWORX FACILITY



PROPERTY HIGHLIGHTS

- First class industrial facility
- Heavy duty yard
- Shop with heavy power and cranes
- Drive through wash bay
- Well developed office space



PROPERTY DETAILS

Municipal Address:

11122 - 255 Street, Acheson, AB

Legal Description:

Lot 215C, Block 2, Plan 0825814

Year Built:

2009. Addition in 2015

Site Size:

5.01 Acres

Building Size:

3,000 SF (Main Floor Office)

2,620 SF (Second Floor Office)

6,180 SF (Warehouse)

11,800 SF (Total)

Power:

800 Amps, 600 Volts (to be verified by user)

Loading Doors:

7 - 14x16 and 1 - 8x10

Lighting:

LED

Heating:

Forced air and radiant

Sumps:

Located in shop and washbay

Crane:

5 - 5 Tonne Cranes

Make Up Air System:

Yes

Lease Rate:

\$22 per SF Includes 1.72 Acres

Yard Lease Rate:

\$1.20

Operating Cost:

TBC

Sale Price:

\$6,500,000

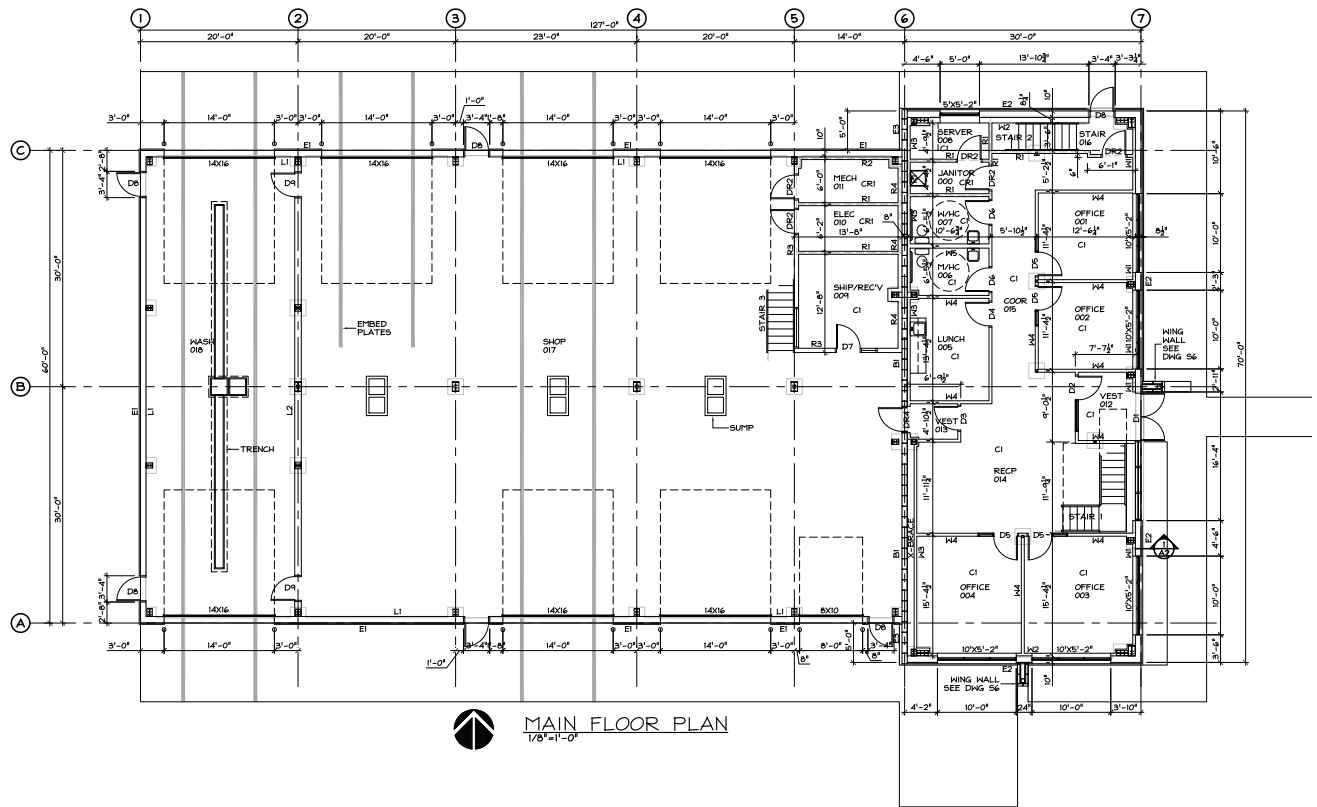
Taxes:

\$67,534.59 (2024)

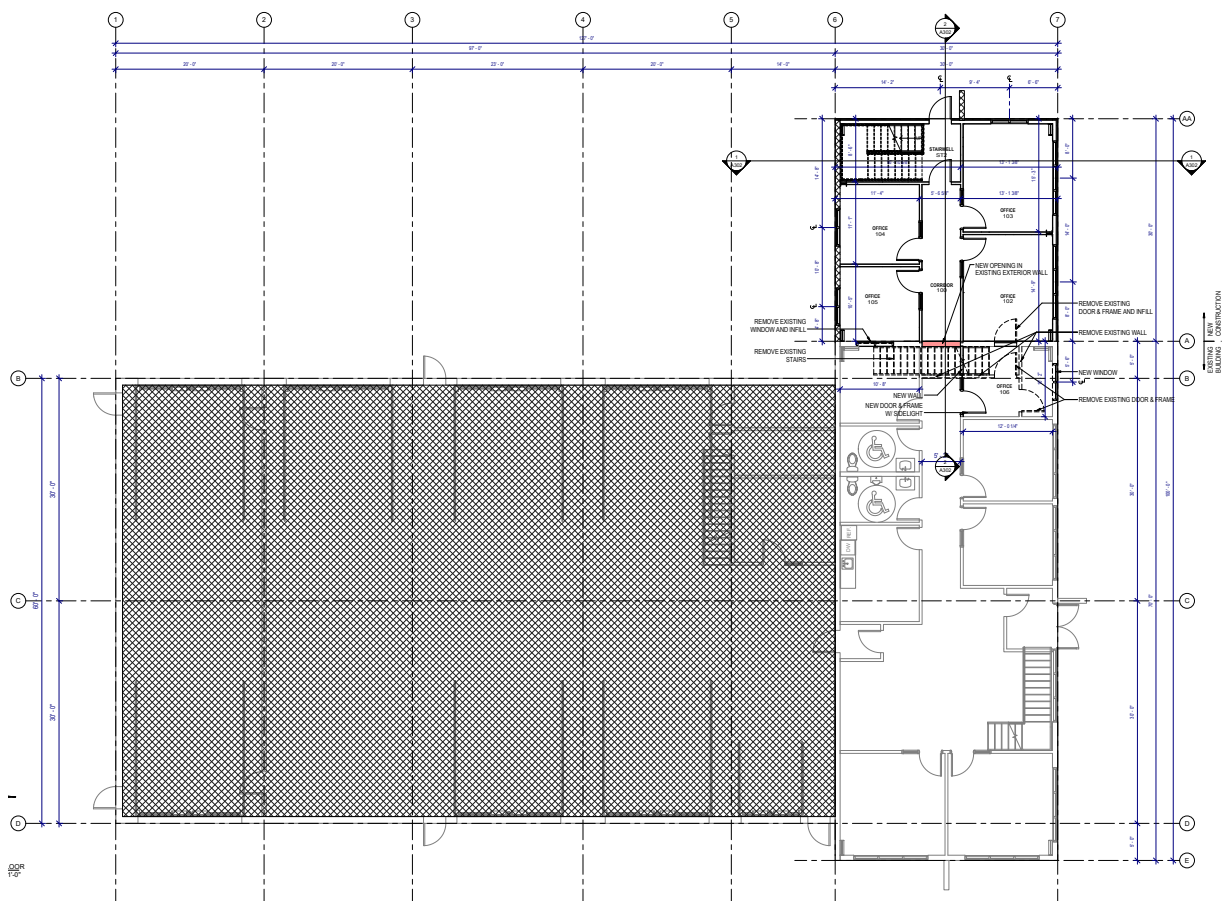
Availability:

December 1, 2024

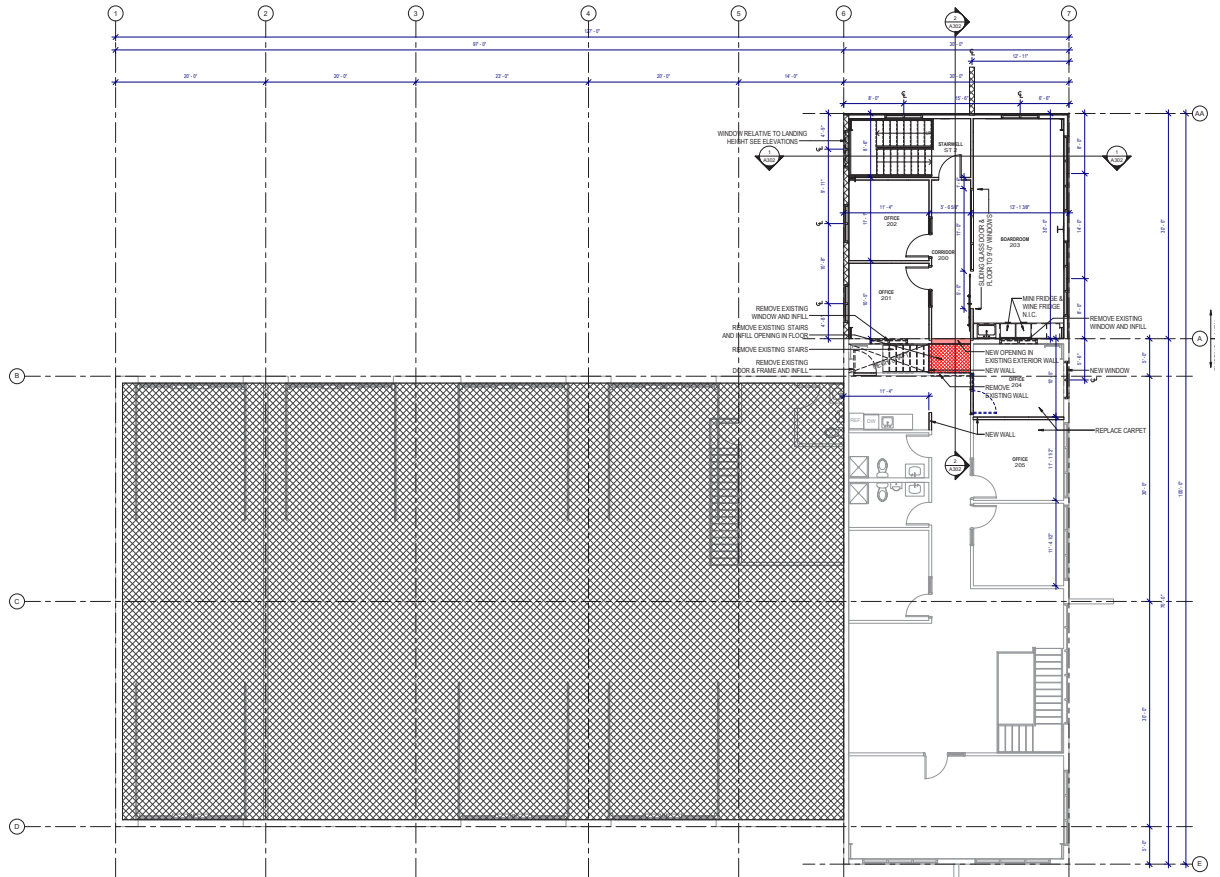
MAIN FLOOR BUILDING PLAN (ORIGINAL)



MAIN FLOOR BUILDING PLAN (CURRENT)



SECOND FLOOR BUILDING PLAN



AERIAL





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