

# ACHESON INDUSTRIAL



**SKRYPNYK**  
& ASSOCIATES



## CONTACT

# ACHESON INDUSTRIAL

## SMALL INDUSTRIAL BAYS

### OFFICE | WAREHOUSE

9837 266 Street,  
ACHESON, AB

**WILL SKRYPNYK**  
Broker/Owner

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### **SKRYPNYK & ASSOCIATES LTD.**

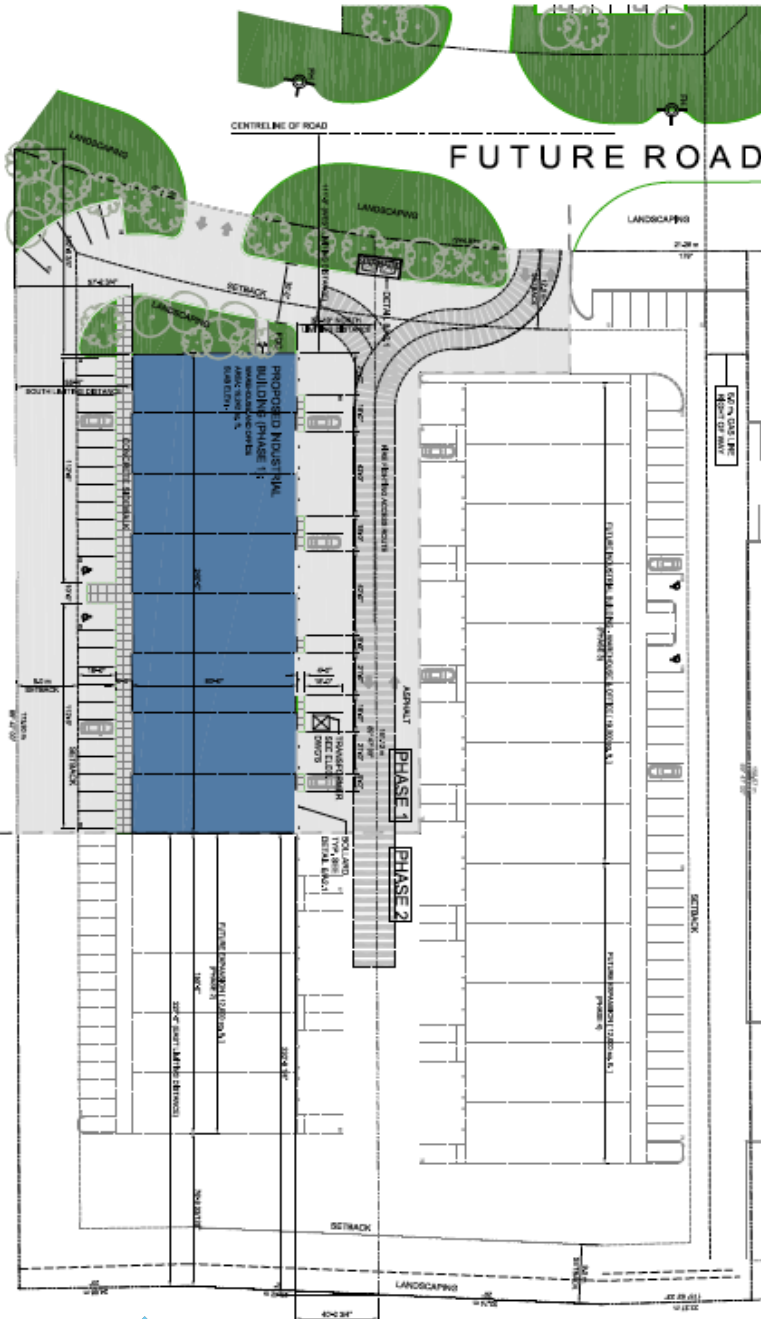
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## DETAILS



<b>LEGAL:</b>	<b>A14167, B2, L1 &amp; 2</b>
<b>LOCATION:</b>	<b>9837 266 STREET ACHESON AB T7X 6H6</b>
<b>BAYS SIZES:</b>	<b>2,400 – 19,200 sq. ft.</b>
<b>ZONING:</b>	<b>IB - Business Industrial</b>
<b>LOADING:</b>	<b>Grade only</b>
<b>DOOR SIZE:</b>	<b>12' x 14' OH Powered</b>
<b>CEILING:</b>	<b>22' under hook</b>
<b>HEATING:</b>	<b>Radiant / Forced Air</b>
<b>LIGHTING:</b>	<b>Fluorescent / LED</b>
<b>TYPE:</b>	<b>Tilt-up Concrete</b>
<b>YEAR BUILT:</b>	<b>2021</b>
<b>POWER:</b>	<b>200 amp, 600v, 3p</b>
<b>YARD:</b>	<b>Open / Shared</b>
<b>PRICE:</b>	<b>\$12.50/ sq ft</b>
<b>OP COST:</b>	<b>\$5.00/ sf for (2022)</b>



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**EVEREST**  
GROUP OF COMPANIES

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