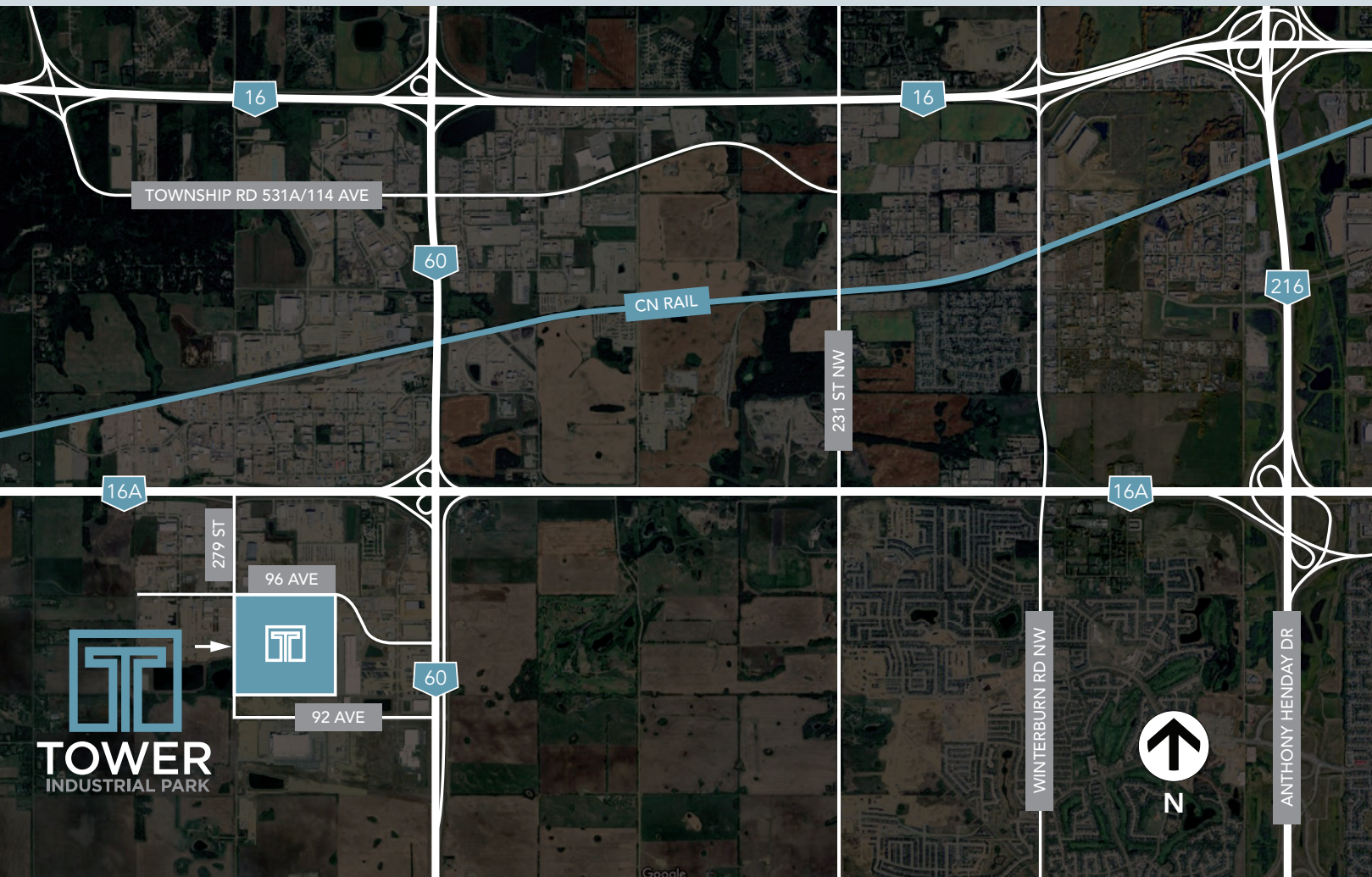


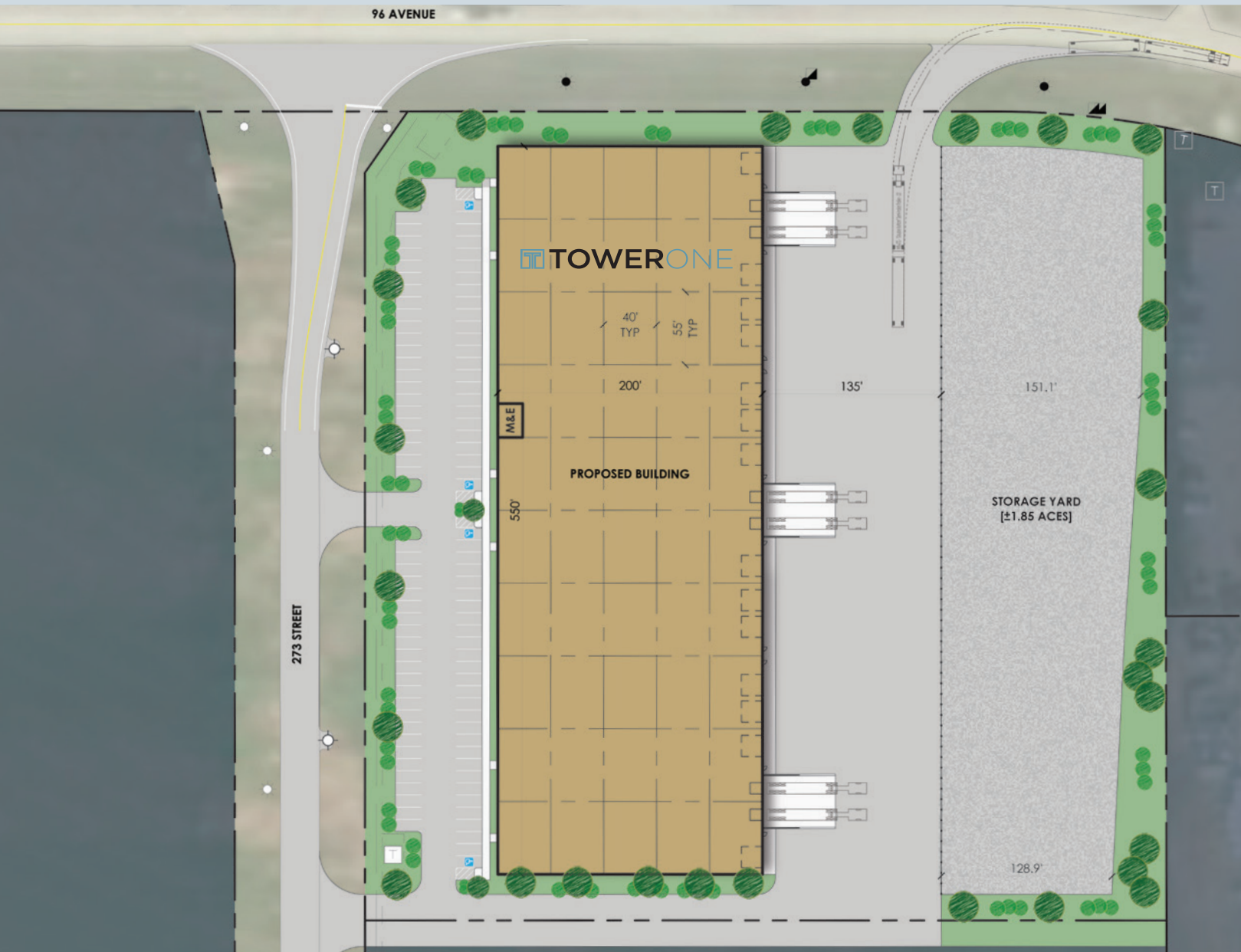
**LOCATION & ACCESS ROUTES**



**TOWERONE**



# SITE PLAN



# TOWER ONE

9517 - 273 Street, Acheson, AB

TOTAL

112,260 SF on 8.47 acres

OCCUPANCY

Summer 2026

HIGHLIGHTS

- Excellent access to Highway 60 & Highway 16A for connection to all major arterial roadways in Acheson
- Bay sizes starting at 11,000 SF
- Typical column spacing of 55' x 40' with a bay depth of 200'
- Thirteen 16' x 16' grade loading doors and six 9'x10' dock level loading doors
- 28' clear ceiling heights with a 7" floor slab
- Crane ready building with 10-Ton capacity
- Larger fenced and graveled yard compounds available up to 2.02 acres
- Power supply - 2,000 AMP service
- Pre-cast concrete construction

LEASING TERMS

- Variable lease terms from 5 years with occupancy Q3 2026
- 5% office build-out included in the base rent
- Operating costs estimated at \$3.70 / SF (2026)
- Tower Industrial Park is Remington's newest development within Acheson that also features the ability for larger building opportunities in the park

## THE TOWER INDUSTRIAL PARK OPPORTUNITY

Remington Development Corporation's newest 126.41 acre industrial development with lot sizes starting at 8.06 acres. Medium Industrial (MI) zoned lots available for build-to-suit opportunities, as well as future spec industrial buildings.



SEE REMINGTON'S GALLERY OF RECENT ALBERTA-BASED INDUSTRIAL PROJECTS AND A SAMPLE OF INDUSTRIAL LEADERS WHO LEVERAGE REMINGTON'S EXPERTISE.

