

2525 36 Street N

Lethbridge, Alberta

MLS # A2221249



\$8 per sq.ft.

Division:	Churchill Industrial Park
Type:	Office
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	3,640 sq.ft.
Zoning:	I-G
Heating:	Make-up Air, Radiant
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	None
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	5.63 Acres
Lot Feat:	-

• Leasable Area (SF): Warehouse Space - 3,640 SF • Lease Price: Warehouse Space - \$8.00 PSF • Additional Rent: \$5.53 PSF (Est. 2024) - Additional rent includes the tenant’s proportionate share of electricity, natural gas, water, and sewer utilities • Electrical: 3-Phase Power • HVAC: Radiant Heat & MUA • Ceiling Height: 24’; clear span • Loading Options: 14’ x 16’; OHD and dock door • Warehouse Space Highlights - Additional yard space available if required