

780-832-5880

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3036 36 Street N Lethbridge, Alberta

Heating:

Floors:

Roof: Exterior:

Water:

Sewer:

Inclusions:

None.

MLS # A2265919



\$10 per sq.ft.

Sherring Industrial Park

Industrial

Bus. Type:

Sale/Lease: For Lease

Bldg. Name:
Bus. Name:
Size: 2,900 sq.ft.

Zoning: I-B

Addl. Cost:
Based on Year:
Utilities:
Parking:
Lot Size: 1.13 Acres

Lot Feat: -

The subject property is part of a desirable development and offers an energy-efficient design, a paved yard and driveway, with great visibility. The unit features a large open shop space in the rear with 20' ceiling height, one 14'x16' OHD, and a make-up air unit. Located at the intersection of 36 Street and 32 Avenue North, the property is surrounded by successful businesses and anchored by Wal-Mart and the Lethbridge Sports Park. With easy corner access, the property is a great fit for warehousing, general trades, light manufacturing, and other light industrial users. The location offers convenient and easy access for large vehicles with an exceptional highway infrastructure corridor. - 3-Phase, 200 AMP electrical - 20' clear span ceilings - One 14'x16' OHD - Energy efficient design - Desirable location

Division:

Type: