

**7156 56 Street  
Lloydminster, Alberta**

**MLS # A2253719**



**\$12 per sq.ft.**

**Division:** Hill Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 12,000 sq.ft.

**Zoning:** -

**Heating:** Floor Furnace, Natural Gas, Radiant

**Floors:** -

**Roof:** Metal

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 1.00 Acre

**Lot Feat:** -

Built in 2013, this steel-frame industrial building offers 12,000 sq. ft. of flexible space for lease. The property features a bright office area with multiple offices, a lunchroom, a boardroom, and a mezzanine for extra storage or workspace. Two 16' x 14' overhead doors provide convenient access for large vehicles and equipment. The building can be leased as the full 12,000 sq. ft. space or 6,000 sq. ft. units, depending on your business needs. This setup is ideal for companies looking for a combination of office and shop space with modern construction and functional design. This property is also available for purchase.