



3036 36 Street N Lethbridge, Alberta

MLS # A2265919



\$10 per sq.ft.

Sherring Industrial Park

Lot Feat:

Туре:	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

Inclusions: None.

Heating:
Floors:
Roof:
Exterior:
Water:

Sewer:

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: