

**1212 30 Street N
Lethbridge, Alberta****MLS # A2273740****\$6,000 per month****Division:** Churchill Industrial Park**Type:** Industrial**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 4,900 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** Metal**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 0.51 Acre**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

New 50' x 86' shop with three overhead doors, and attached 612 sqft fully finished office with washroom. 7500CFM Air Make Up Air, mounted on mezzanine, ducted to high level with balancing device. Fresh air intake ducted from outside c/w 30x60 louvre and filter racks and 2" Foil Back Insulation. Interlock with exhaust fan to run with building lights. 2 - 150K BTUH Radiant Heaters, vented thru roof. 70K BTUH Furnace for office space, c/w 2ton AC, 2KW electric FA heater. 1hr Fire Dampers @ mech room, 3Ø 200A 120/208V service, Oil/water separator with in floor trench drains. Second washroom in shop. Tenant to pay property taxes, insurance and utilities.