



3233 32ND STREET NORTH

LETHBRIDGE, AB

Build to suit industrial condo opportunity

The subject property will offer Class A industrial flex space to the Lethbridge market. This project offers high-quality and flexible 80' deep bays with widths starting at 30' and a clear span height of 26' - 20' sloping from the front to back. Each unit will include a 12' x 14' overhead door and mezzanine options. These units are ideal for trades, contractors, warehouse storage or industrial retail users. Please contact an Associate to discuss this opportunity further.

Get more property information

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Associate

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PROPERTY SUMMARY

MUNICIPAL ADDRESS

3233 32nd Street North

LEGAL DESCRIPTION

Plan: 0715925; Block: 10; Lot: 6

ZONING

Business Industrial (I-B)

OPPORTUNITY

Industrial Condos

Unit 10 - LEASED

Unit 20 - LEASED

Unit 30 - LEASED

Unit 40 - 2,420 SF

Unit 50 - SOLD

SALE PRICE

\$240.00 PSF

LEASE PRICE

Market Rates

POSSESSION

Build-to-suit opportunity

Opportunity to acquire a

quality industrial condo in

north Lethbridge

OPPORTUNITY

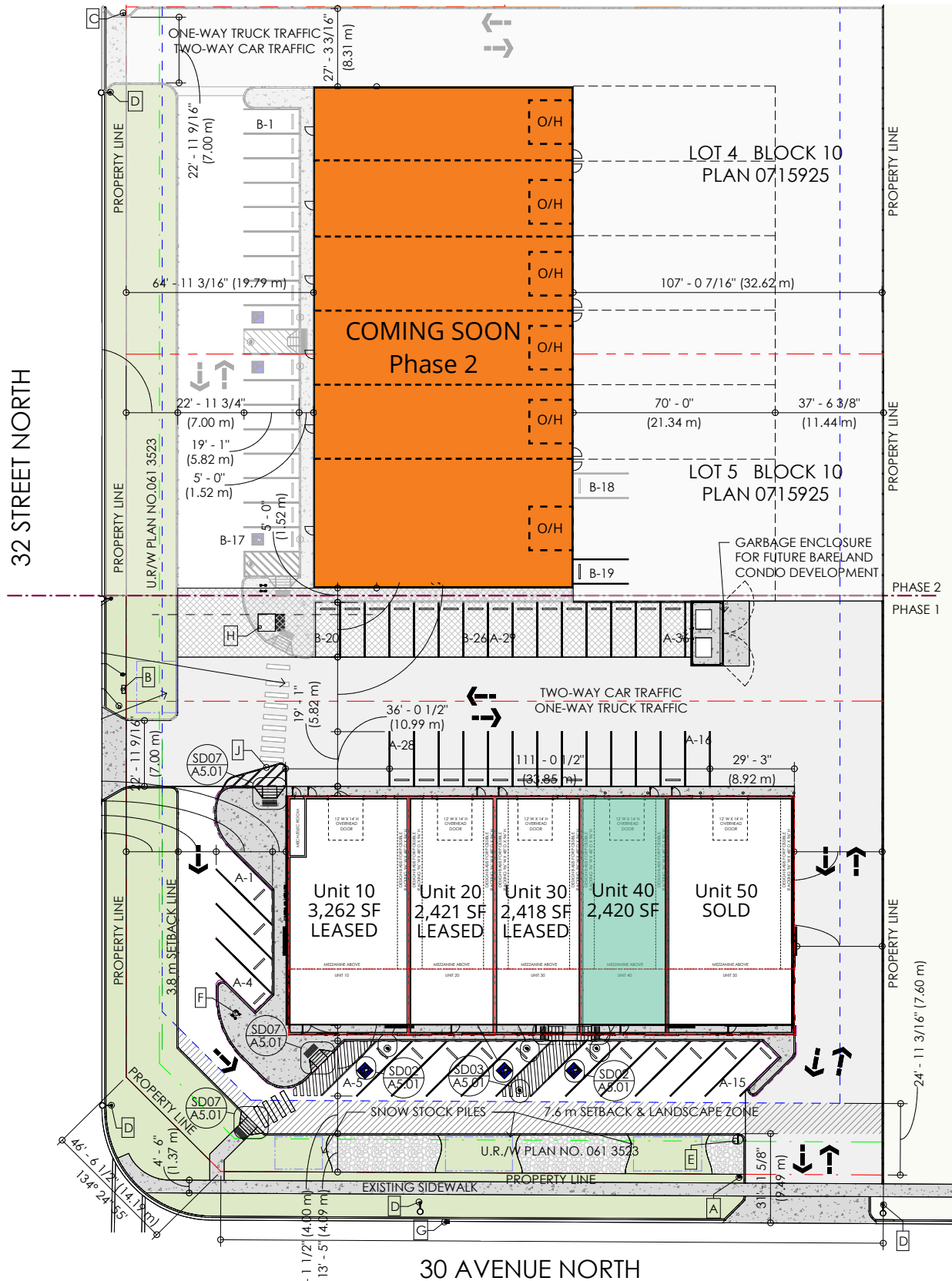
The location offers an advantageous distribution point with easy access for large trucks. The property is in close proximity to three major highways. Lethbridge is also central to multiple trade areas, such as Calgary, Medicine Hat and the US border.

Quality neighbouring businesses include Pratt & Whitney, Triple M Housing, Walmart, Frito Lay, Ring Container Technologies, and EPIC Egg Processing.

The subject property is available For Sale or For Lease with Phase 1 build-to-suit options available.



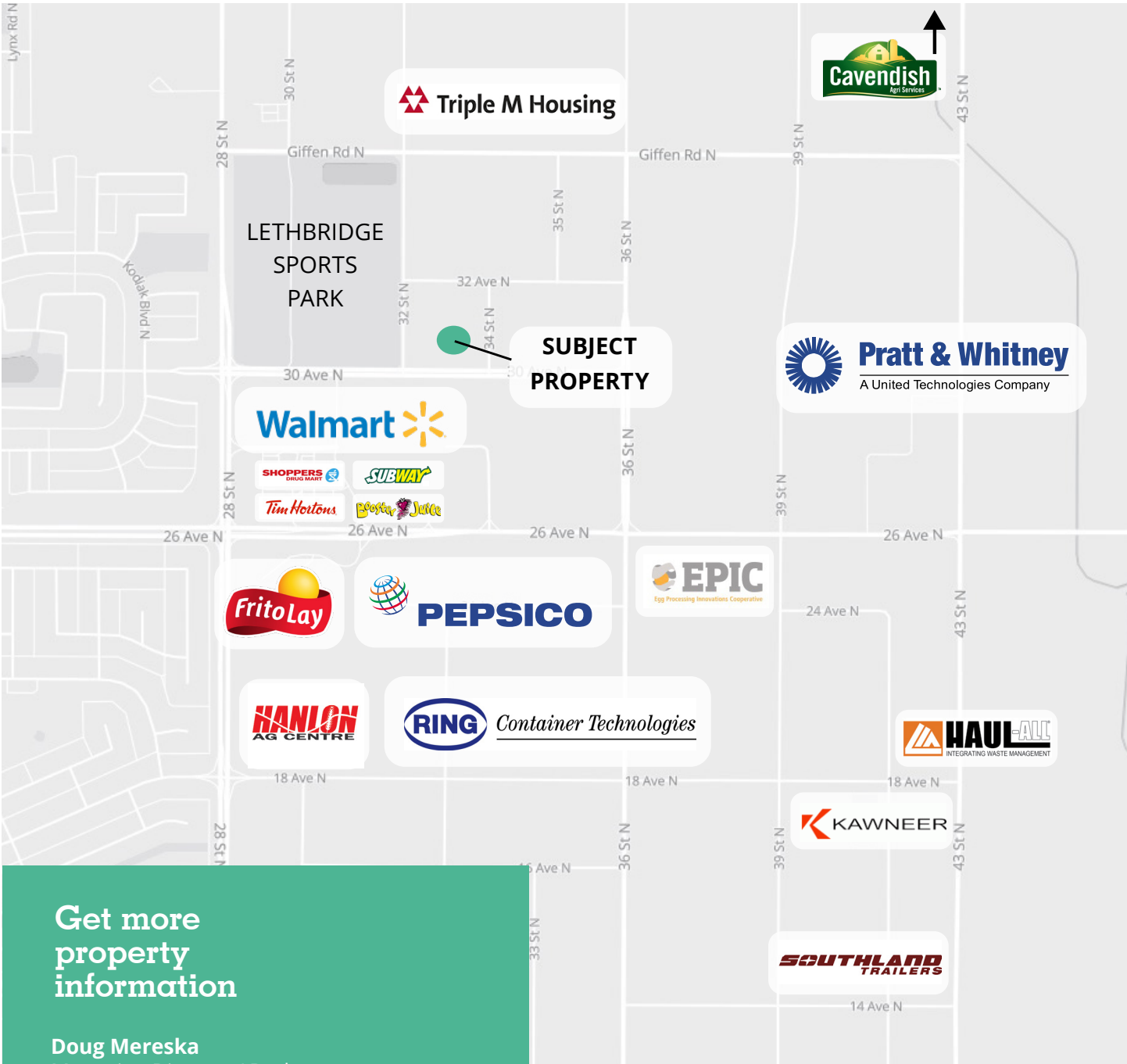
SITE PLAN



Avison Young
 704 4th Avenue South, Suite 295
 Lethbridge, Alberta, T1J 0N8

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed or warranted by Avison Young Lethbridge (2016) Inc. nor can it form any part of any future contract.





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