

FOR LEASE

5109 - 41 STREET
LLOYDMINSTER, AB



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Realtor®

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ZONING

LEGAL DESCRIPTION

PRICE

I1, LIGHT INDUSTRIAL

Lot 13, Block O, Plan 7622291

\$8.95/SF, Annually

WAREHOUSE

YEAR BUILT: 1991

SQUARE FEET: 18,800

- 18,800 SF of open shop area
- Remainder square footage includes some offices, bathrooms, storage areas and utility
- Shop has radiant heat tubes, all concrete flooring, drains, 14-overhead doors and 8-steel man doors throughout and mixed lighting of sodium vapor and florescent
- All this located on a 3.98 acre rectangular lot with chain link perimeter fencing
- There is a large concrete pad to the north of the building and concrete aprons/walkways surround building.

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