

# Industrial space for lease

3221 2 Avenue  
Lethbridge, AB



**Lease Price**  
\$9.00 psf



**Opportunity**  
3,039 sf



**Possession**  
Negotiable



**Flexible industrial end-cap unit  
with an adaptable floor plan**

**Get more  
property  
information**

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## Property Description

This adaptable end-unit delivers a clean, open layout suited to countless retail and light industrial applications.

With both a main public entry and a secondary side access point, the space is designed for flexibility in operations. The unit includes a 12' x 12' overhead door, 15' ceilings, a unit heater, and an RTU with air conditioning. A conveniently located two-piece bathroom adds to the functionality of the space.

## Location Description

The subject property is centrally located in the Anderson Industrial Park and is conveniently accessible via 2 Avenue North, with high visibility and good parking. The site also has fairly direct accessibility to Highway AB-3 & AB-4, as well as 43 Street North.

Current building tenants include Linde Canada Inc. (formerly Praxair) and One Guy Garage. The leased space includes 20 shared parking spaces in a large paved lot and some shared rear yard storage.

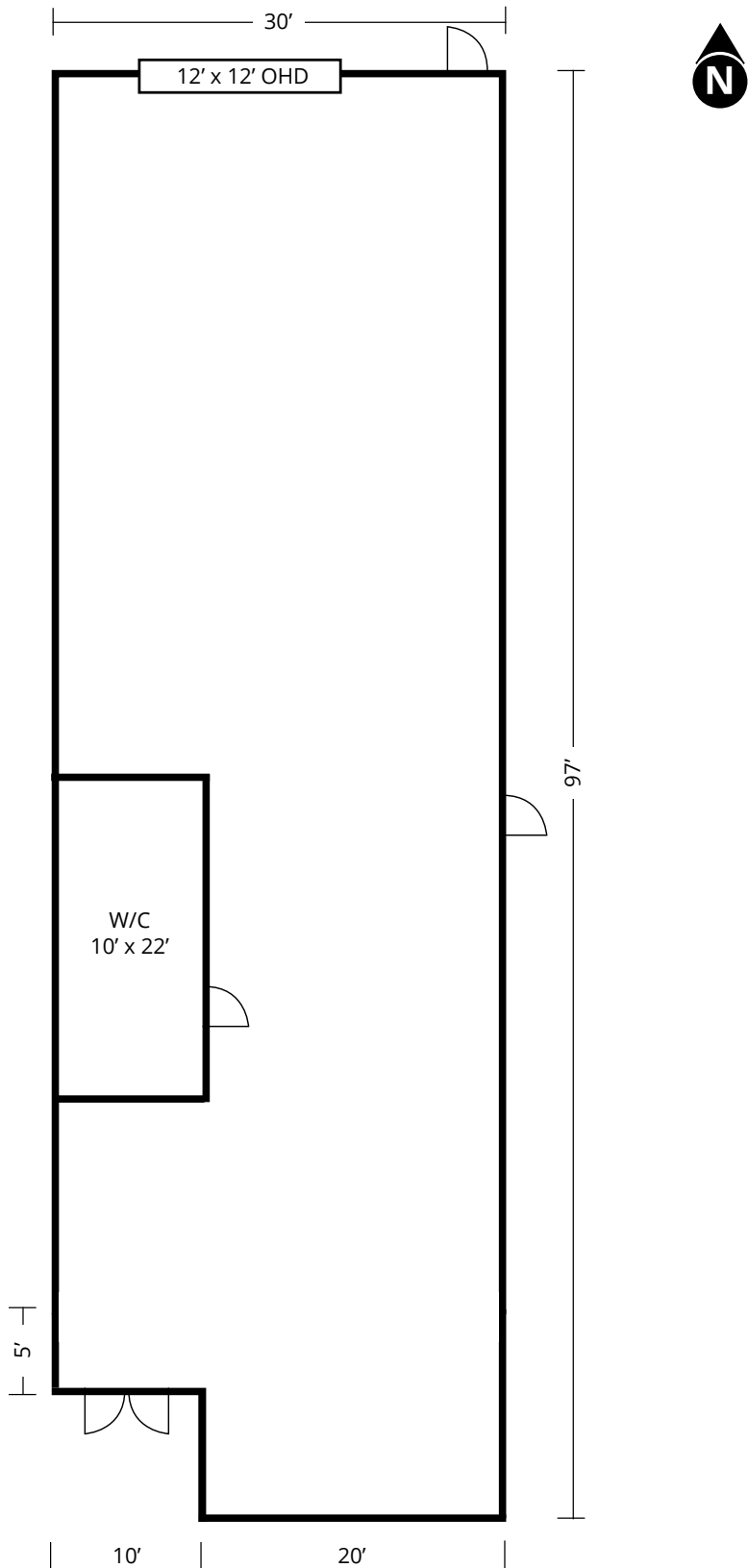
## Offering Summary

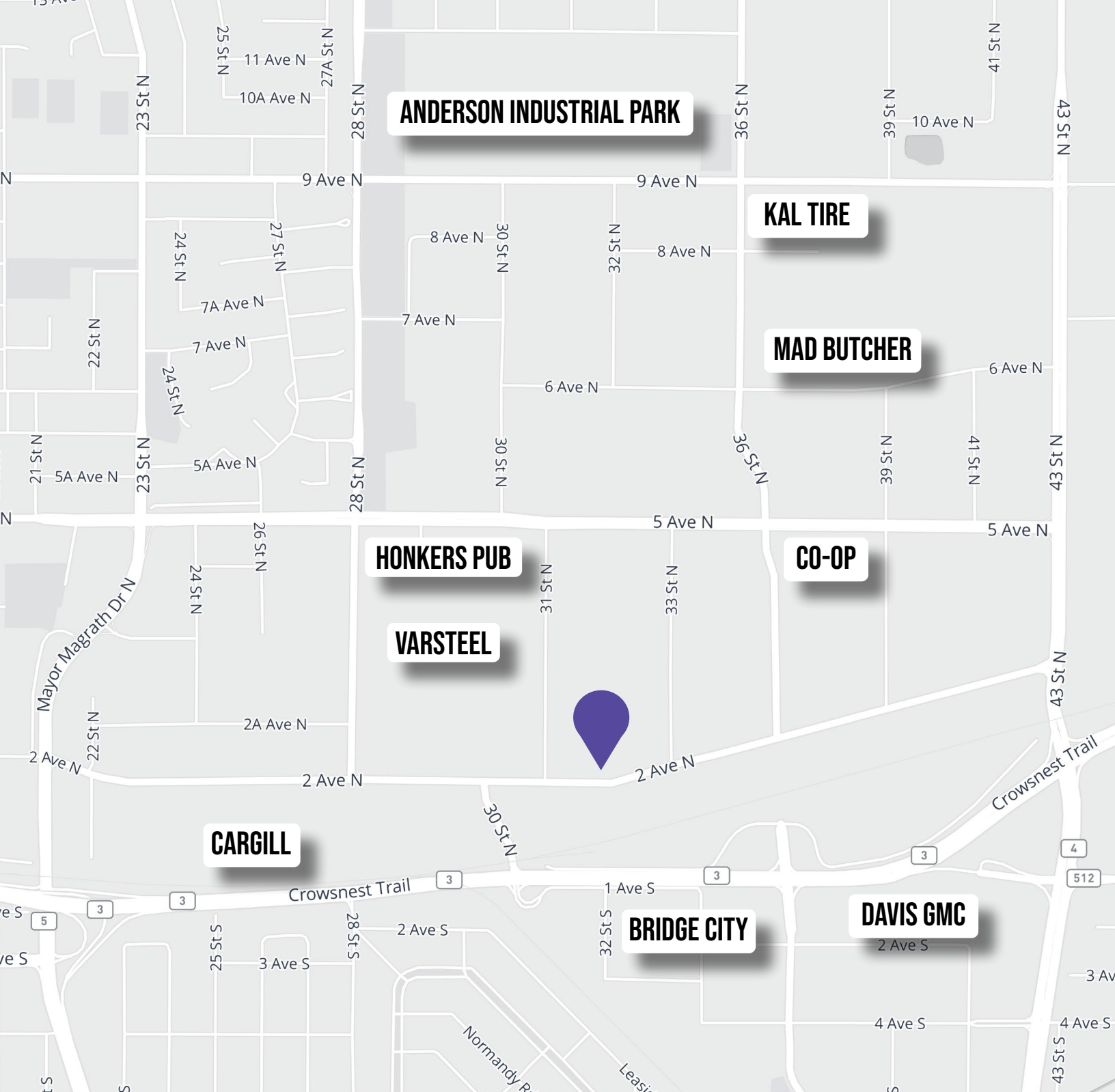
<b>Opportunity</b>	3,039 sf
<b>Legal Address</b>	3028JK;8;1-2
<b>Zoning</b>	Business Industrial (I-B)
<b>Lease Price</b>	\$9.00 psf
<b>Additional Rent</b>	\$3.54 psf (2026 Est.)
<b>Possession</b>	Negotiable

## Property Highlights

- Flexible space
- Excellent access and exposure
- End unit
- 12' x 12' OHD
- 15' ceilings

## Floor Plan





## Get more property information



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