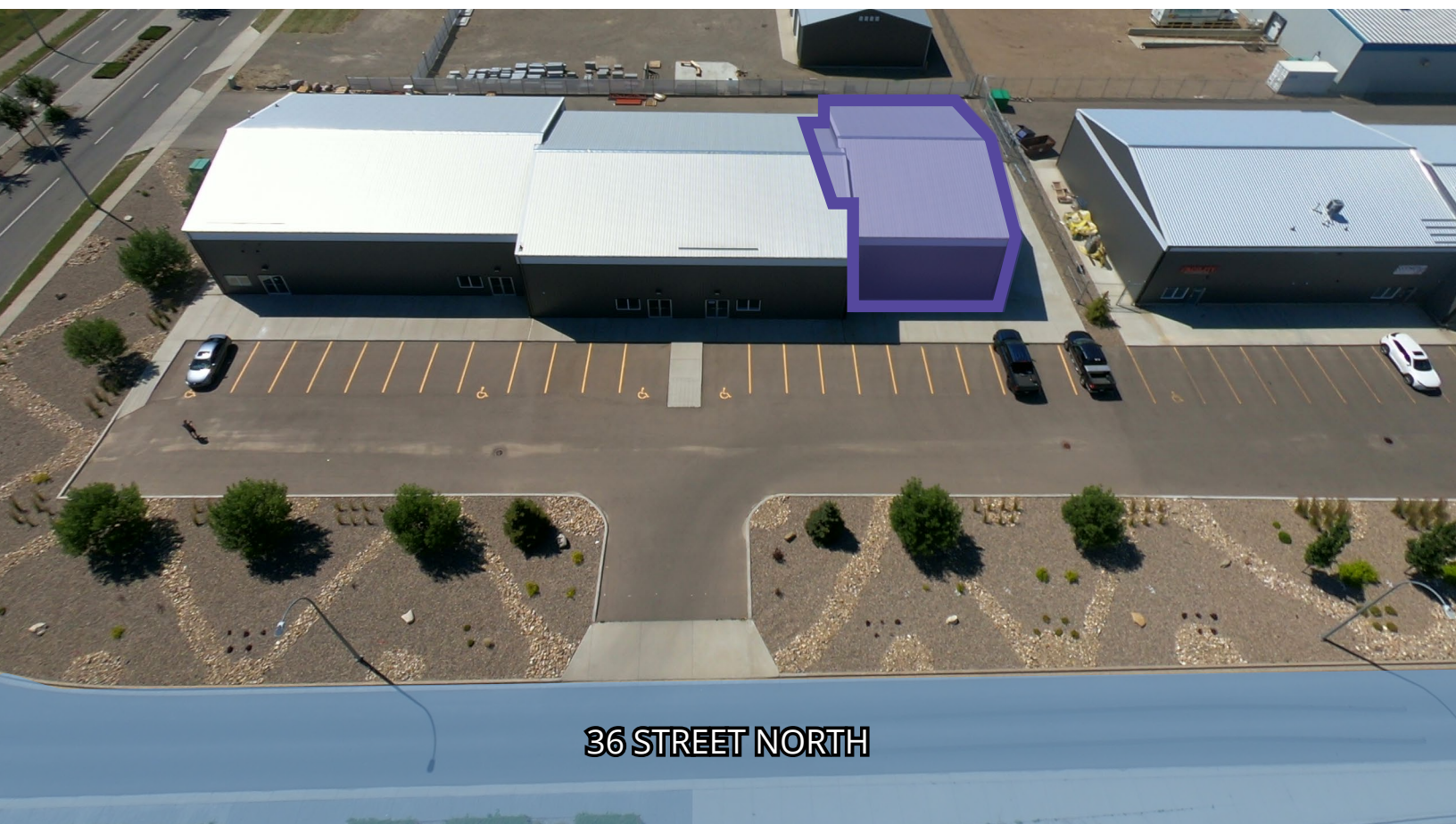


Industrial property for lease

3036 36 Street North
Lethbridge, AB



**Quality industrial bay
available on a prominent
corner of the Sherring
Industrial Park**



2,900 sf



20' ceiling height
12'x14' overhead



Possession negotiable

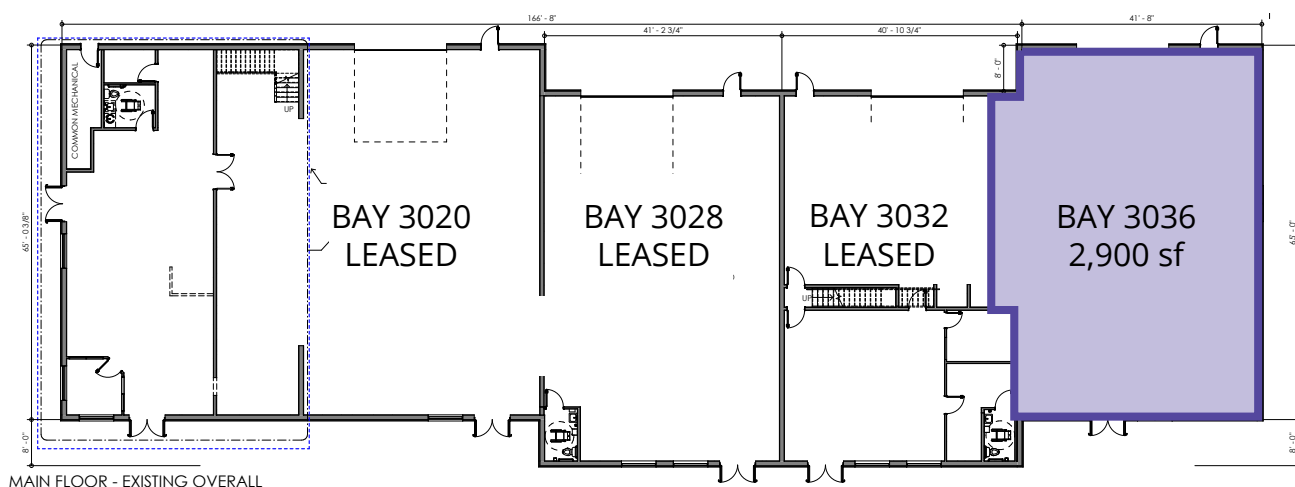
Get more property information

Josh Marti

Principal, Senior Associate

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Property Description

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.

Location Description

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.

Offering Summary

Opportunity	2,900 sf
Site Size	1.13 Acres (Proportionate Share)
Legal Address	1211587;11;3
Zoning	Business Industrial (I-B)
Lease Price	\$10.50 psf
Additional Rent	\$5.00 psf (2025)
Possession	November 1, 2025

Property Highlights

- 3-Phase, 200 AMP electrical
- 20' clear span ceilings
- One 14'x16' OHD
- Energy efficient design
- Desirable location

Property Photos



**Pictures are representative of a standard unit in the building. They are not of Bay 3036.*

Permitted Uses

- Accessory Buildings
- Animal Care, Minor
- Building Trades and Contractors
- Business Support Service
- Child Care, Minor
- Clubs / Community Halls
- Greenhouses
- Hardware and Building Supplies
- Household Repair Services
- Manufacturing, Specialty
- Personal Services
- Publishing, Printing, Recording and Broadcasting Establishments
- Railway Lines
- Recycling Facilities
- Research Facilities
- Signs
- Transportation Services
- Vehicle Sales, Rental
- Warehouse, Retail
- Warehouse, Wholesale



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