

**5,000 SF INDUSTRIAL WAREHOUSE  
WITH 2 BAYS**



**4807 40 AVENUE, UNIT 1  
LLOYDMINSTER, SK**

**Chris Parsons, REALTOR®**

780.871.2294

chris@musgraveagencies.com

**Royal LePage® Musgrave Agencies**

1202 50th Avenue, Lloydminster, AB

Independently Owned & Operated

FOR LEASE

**\$14/SF NNN, Annually**

## **Property Features**

---

- Available Immediately!
- 5,000 SF warehouse with 2 bays including a 100' drive through!
- Excellent location providing great visibility along the 40th Avenue truck route and easy access being located just north of Highway 16.
- Highway 17 (50th Avenue) can also be easily accessed.
- 100' drive through bay with a trench drain and 16' x 16' overhead doors.
- 2nd bay has approximately 70' depth with a sump and 16' x 16' overhead door, approx. 690 SF of mezzanine space currently set up as a staff area and includes laundry hook ups.
- Main floor office (19'4 x 11'), 3 PC bath with shower.
- 18' ceilings at center, floor heat, 3-phase power (120/240)
- Fenced compound (Approx. 150' x 60') plus the possibility of additional yard space.
- The rest of the building is occupied by 3-Guys Truck Wash.

PROPERTY OVERVIEW

# Property Overview

---

Legal Description: Lot 3, Block/Par5, Plan 101874270 Ext.0

Zoned: I1, Light Industrial; Warehouse

Year Built: 2006

Building SF: 5,000

Structure: Metal Frame

Power: 3-Phase, 120/240

Heating: Hot Water

Central Air: Yes

Occupancy Costs: \$7.43/SF

Occupancy Costs Inc.: Heat, Insurance, Power, Property Tax, Site  
Maintenance, Water/Sewer

Overhead Doors: (3) 16' x 16'

MLS #: A2272952



PROPERTY OVERVIEW

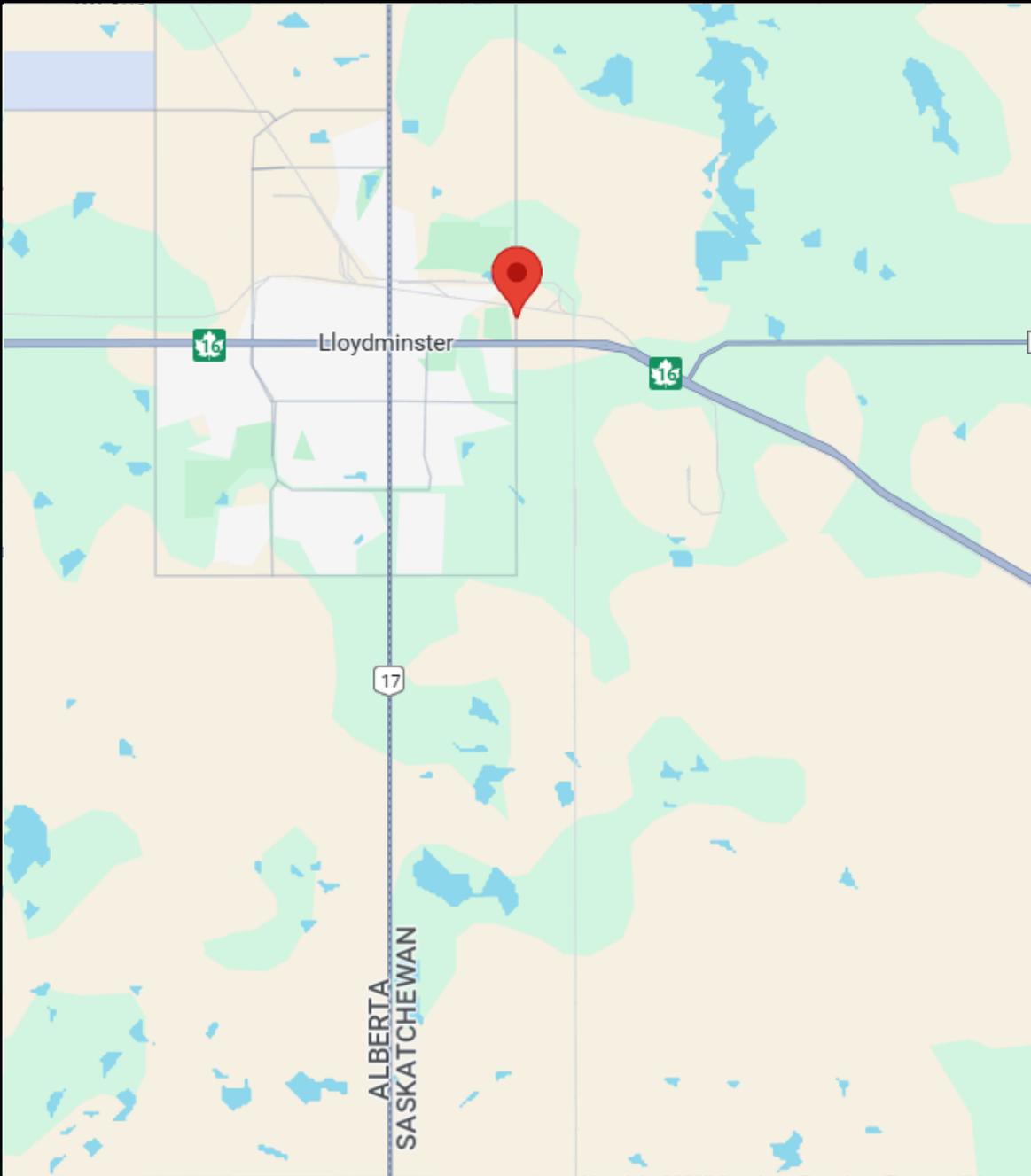
# PROPERTY PHOTOS



# PROPERTY PHOTOS



# LOCATION MAP



Royal LePage® is a registered trademark of Royal Bank of Canada and is used under licence by Residential Income Fund L.P., Bridgemarq Real Estate Services Inc. and Bridgemarq Real Estate Services Manager Limited. All offices are independently owned and operated, except those marked as indicated at [rlp.ca/disclaimer](http://rlp.ca/disclaimer). Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information. ©2025 Bridgemarq Real Estate Services Manager Limited. All rights reserved.