

**AVISON
YOUNG**

4309 8 Avenue North
Lethbridge, AB



Available For Lease

8,000 sf shop remaining

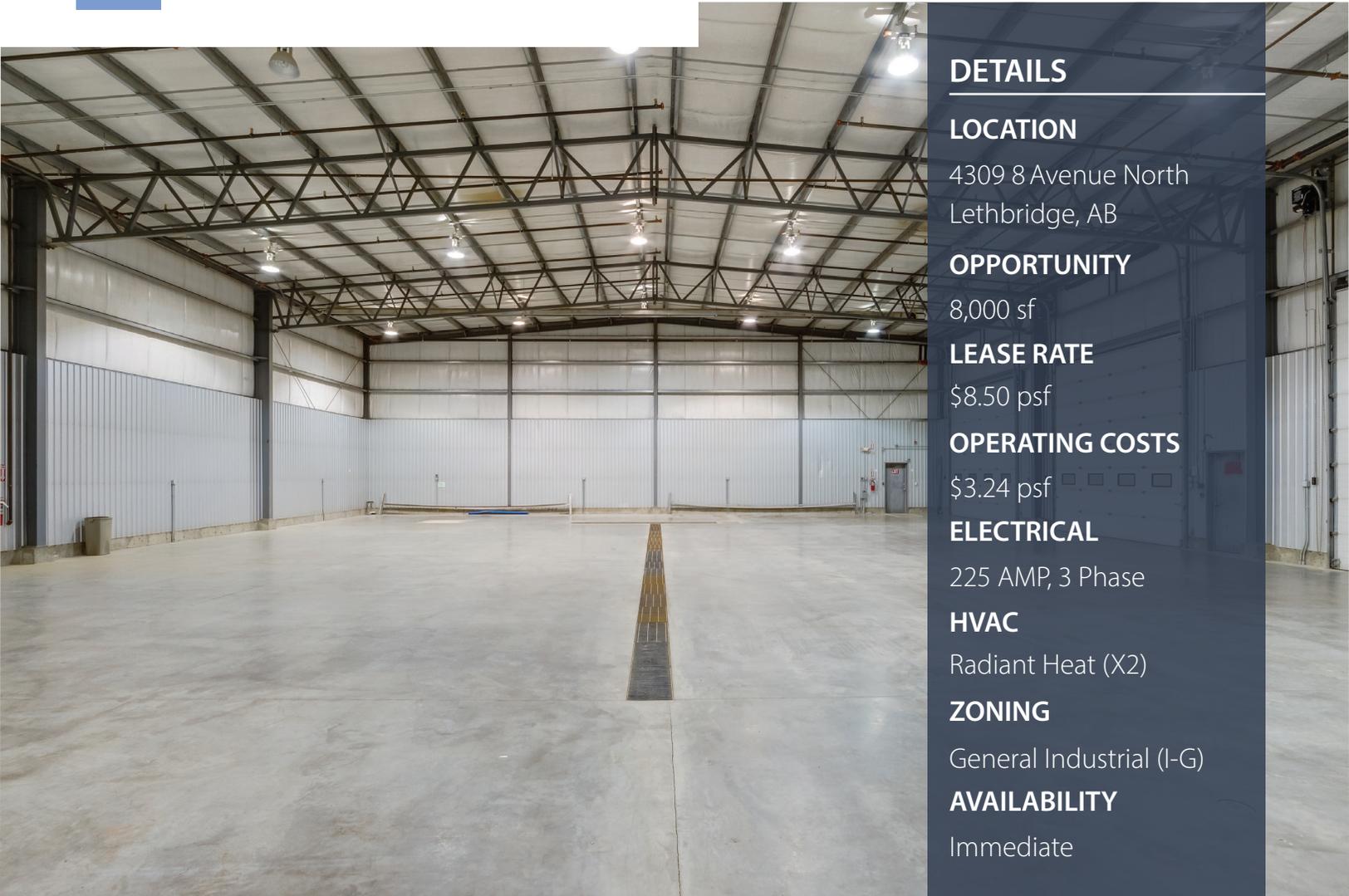
Josh Marti
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Platinum
member

AVAILABLE FOR LEASE

4309 8 Avenue North, Lethbridge, AB



DETAILS

LOCATION

4309 8 Avenue North
Lethbridge, AB

OPPORTUNITY

8,000 sf

LEASE RATE

\$8.50 psf

OPERATING COSTS

\$3.24 psf

ELECTRICAL

225 AMP, 3 Phase

HVAC

Radiant Heat (X2)

ZONING

General Industrial (I-G)

AVAILABILITY

Immediate

Property Description

8,000 SF of shop space now available for lease with easy access from 43 Street North. This industrial warehouse has the option for tenant improvement allowance on longer lease term option.

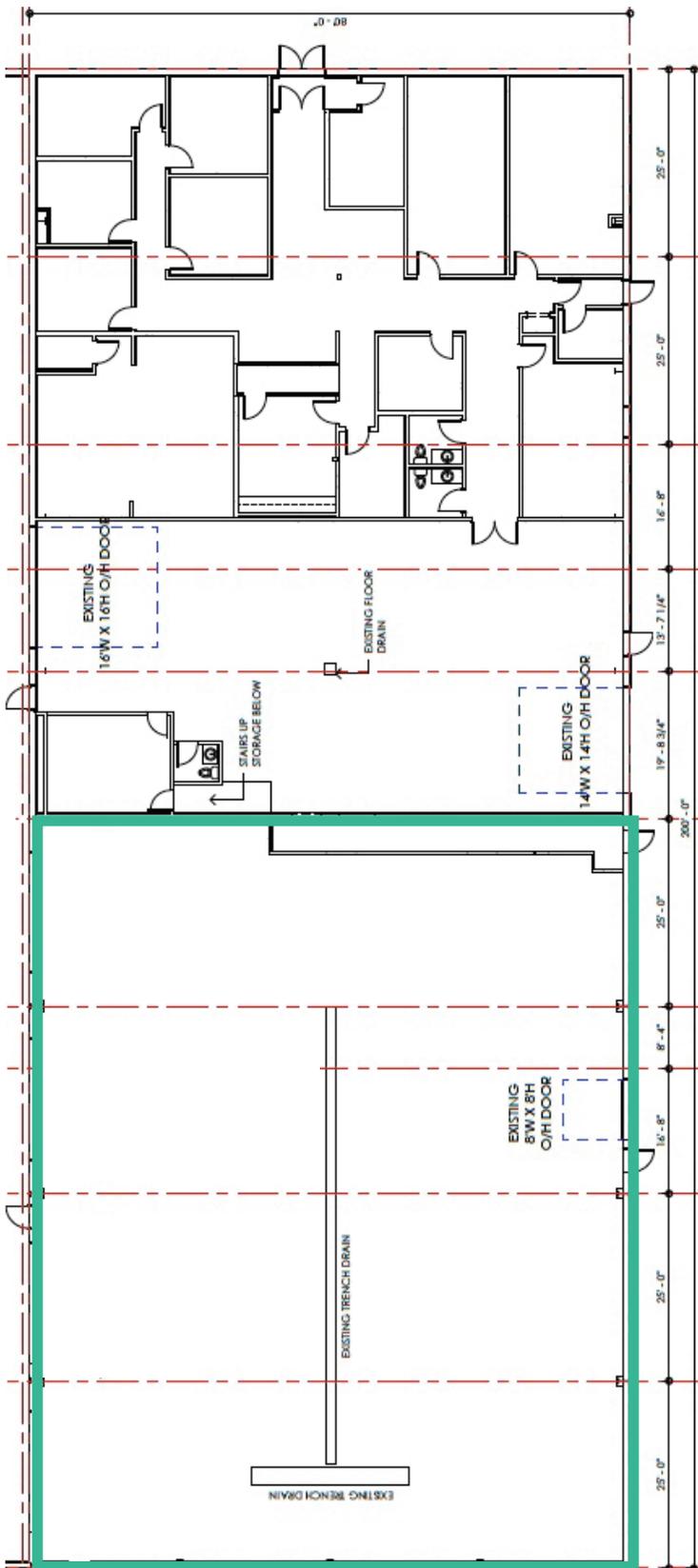
Highlights

- 8' x 8' OHD and 14' x 16' OHD
- Located in the Rave Industrial Park in Lethbridge County
- County taxes are less than within City of Lethbridge limits
- 23' clear span ceiling height
- Fibre-optic internet
- Fire sprinklers
- Floor drains
- Shared parking and common yard

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Floor Plan



Legend

 8,000 sf Shop

Ideal Site Uses

Permitted Uses

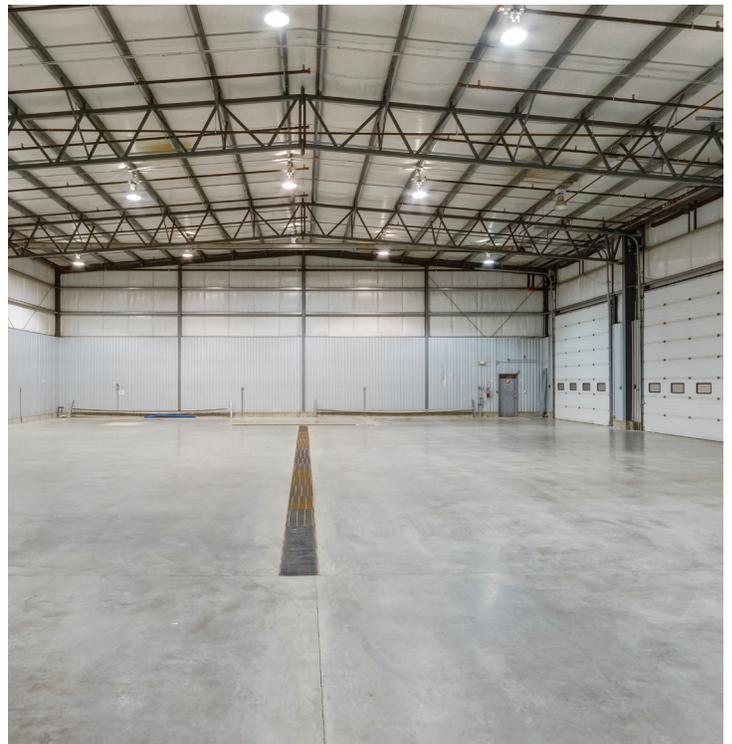
- Agricultural Services
- Building Trade and Contractor Services
- Public or Private Utilities
- Veterinary Clinic

Discretionary Uses

- Automotive Detail/Paint shop
- Food Processing
- Industrial Supplies Sales
- Seed cleaning and Processing

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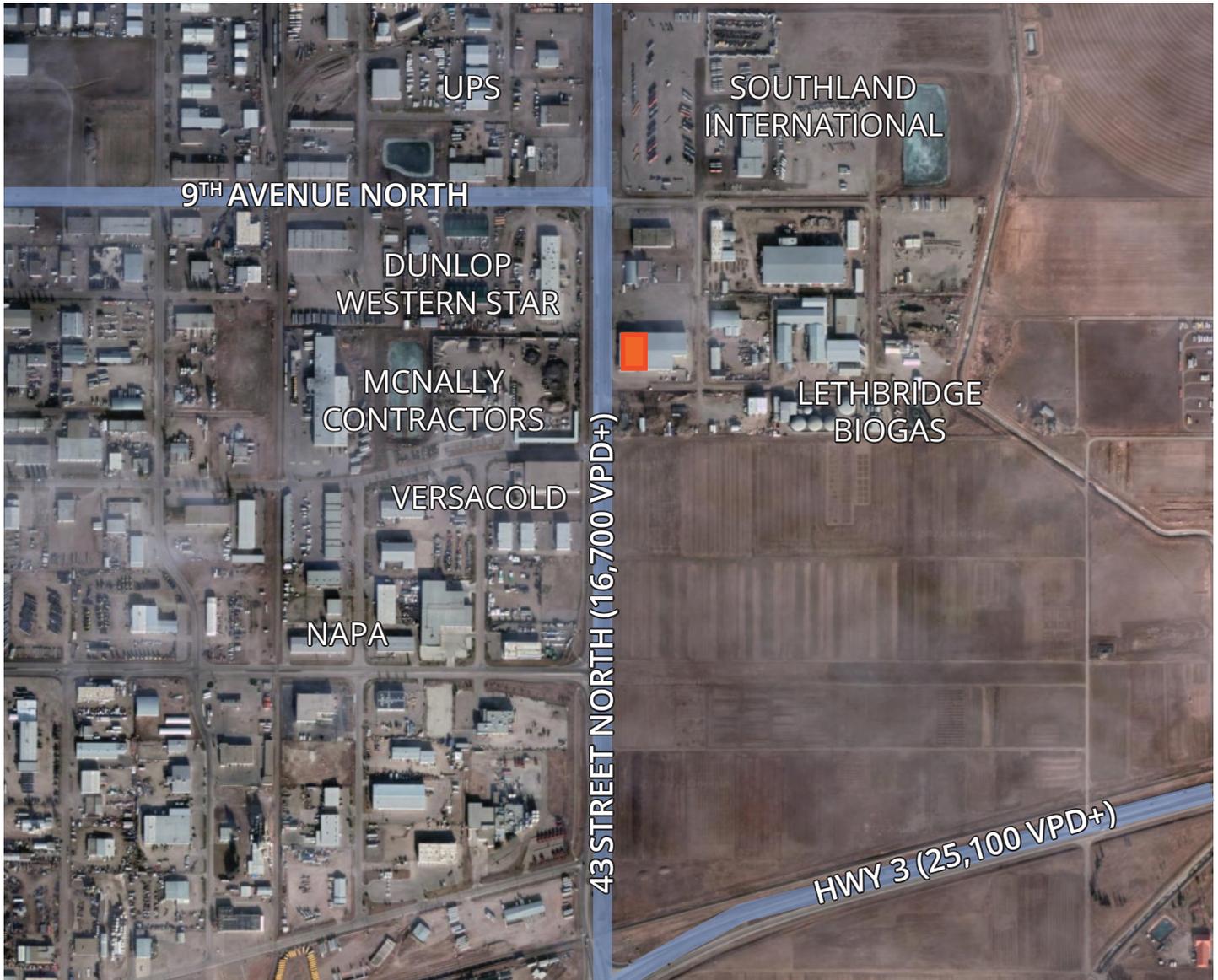
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Location Map



Contact me for more information on this unique opportunity.

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