

**AVISON
YOUNG**

4309 8th Avenue North
Lethbridge, AB



Available For Lease

7,800 SF Office & 11,300 SF Shop

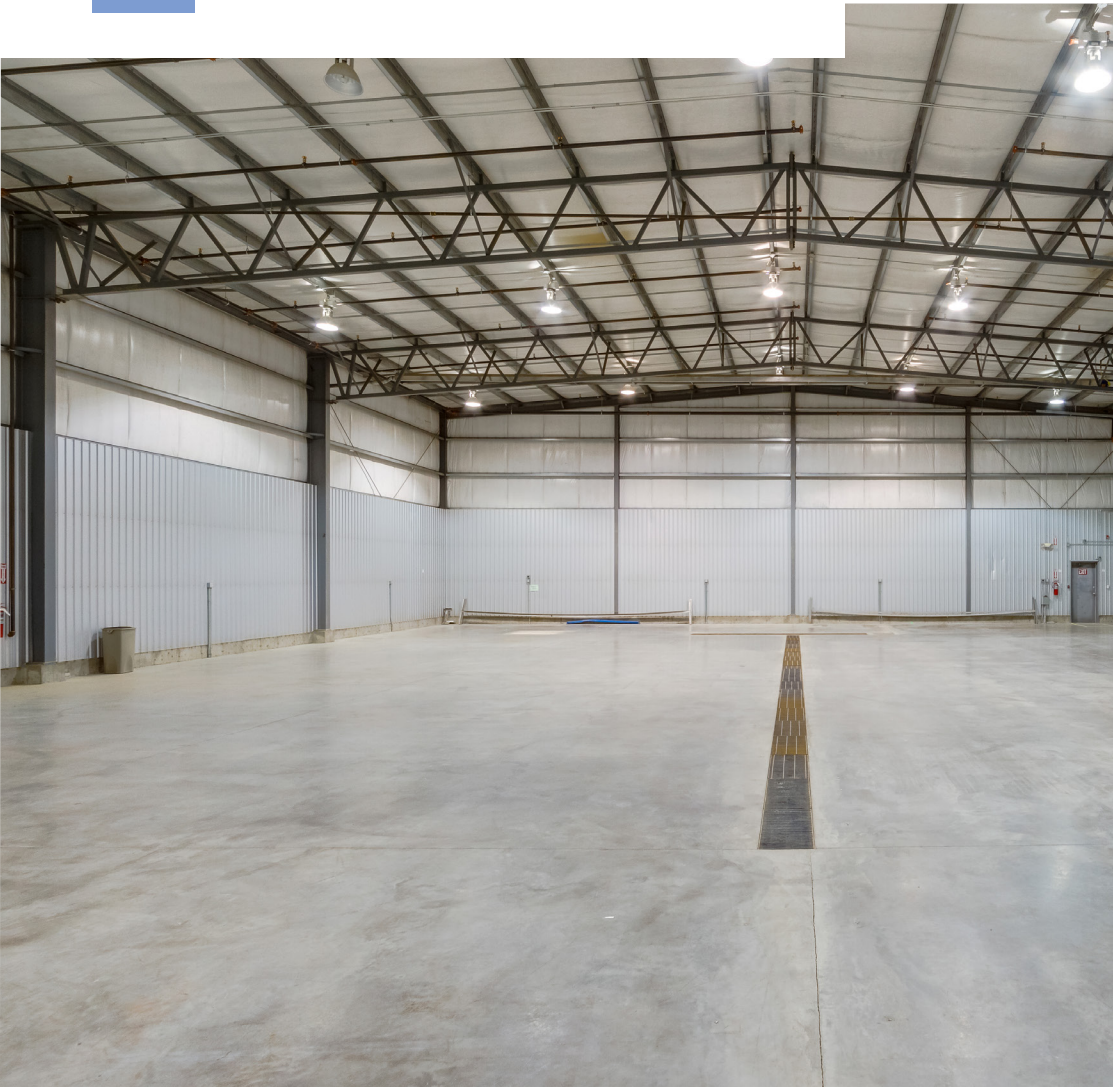
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Platinum
member

AVAILABLE FOR LEASE

4309 8th Avenue North, Lethbridge, AB



DETAILS

LOCATION

4309 8th Avenue North
Lethbridge, AB

OPPORTUNITY

19,100 SF

LEASE RATE

\$8.50 PSF

OPERATING COSTS

\$2.10 PSF

ELECTRICAL

225 AMP, 3 Phase

HVAC

Radiant Heat (X2)

ZONING

General Industrial (I-G)

AVAILABILITY

Immediate

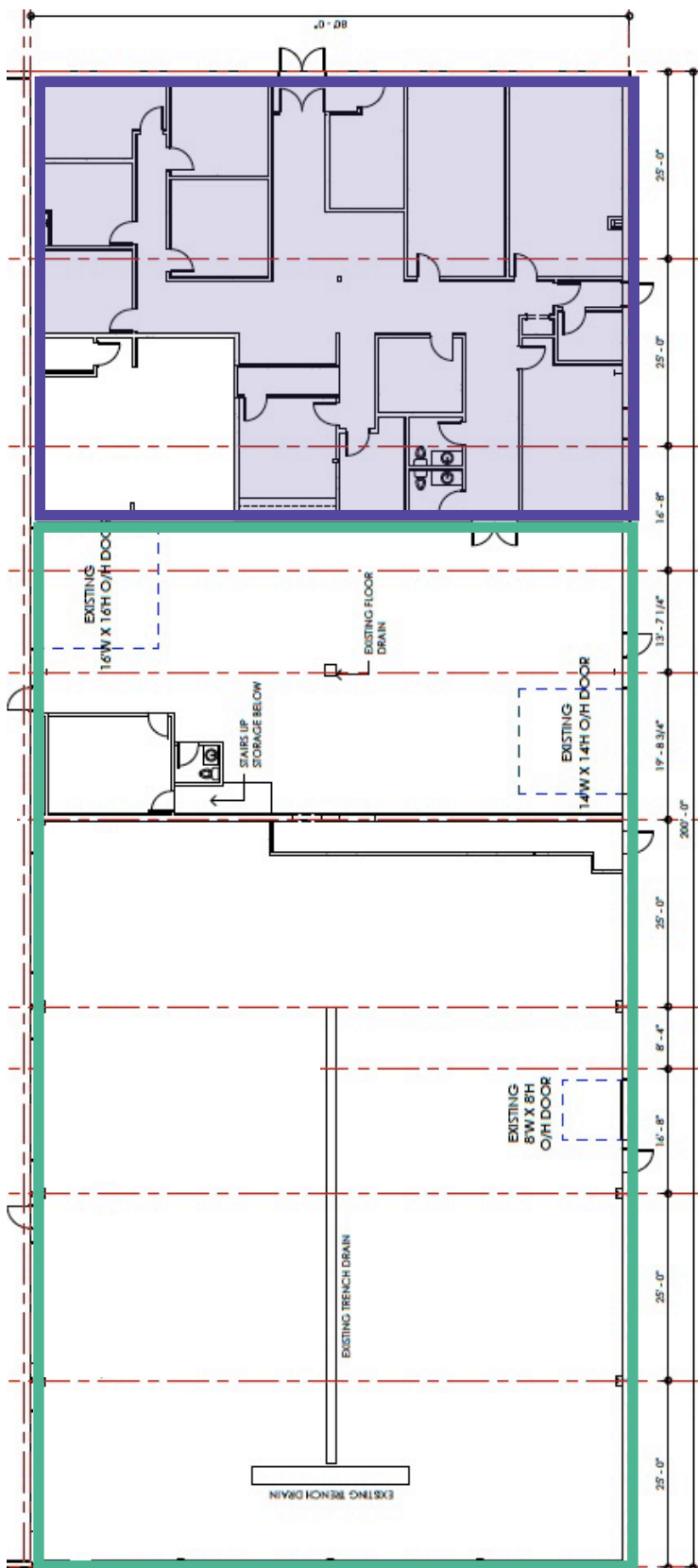
Property Description

19,100 SF of office/shop space now available for lease with easy access from 43rd Street North. The building features an open floor plan with 7,800 SF of office space and the remaining 11,300 SF is shop. 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

Floor Plan



Legend

- 7,800 SF Office Space
- Second Floor Office
- 11,300 SF Shop

Ideal Site Uses

Permitted Uses

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

Discretionary Uses

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

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Location Map



Contact me for more
information on this
unique opportunity.

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**BEST
MANAGED
COMPANIES**

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