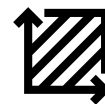


Industrial property for lease

450 31st Street North, Unit 40 + 60
Lethbridge, AB T1J 4C9



**Flexible warehouse or
manufacturing space
available in a central
Lethbridge location**



10,804 SF or 14,422 SF



Two loading docks and
11' clear span height



Excellent access for large
trucks

**Get more
information**

Vinko Smiljanec

Associate

D 587 425 5745

vinko.smiljanec@avisonyoung.com

Josh Marti

Principal, Senior Associate

D 403 942 0144

josh.marti@avisonyoung.com



Property Description

The subject property offers a flexible open floor plan that would be ideal for warehouse storage or manufacturing use. Both Unit 40 and Unit 60 offer two loading docks and excellent access for large trucks. There is proper HVAC in place for a warehouse user. Move-in ready, with quick possession available. Please contact an Associate to discuss this opportunity further.

Location Description

The building is attractive and well constructed, centrally located in the Anderson Industrial Park, and offers visibility off 5th Avenue North. Quality neighbouring businesses including Varsteel, Government of Alberta, Shoemaker Drywall Supplies, Canadian Freightways, On the Top Roofing, Diesel Additions Performance, Intelcom, and many more.

Offering Summary

Opportunity:	10,804 SF or 14,422 SF
Site Size:	7 Acres
Legal Address:	7917HS; 1
Zoning:	Direct Control (DC)
Lease Price:	\$8.50 PSF
Additional Rent:	\$5.75 PF
Possession:	Quick possession available

Property Highlights

- Open floorplan with two loading docks
- 12' ceilings with an 11' clear span height
- 2000 AMPS / 3-Phase power in the building
- The two available units can not be combined
- Overhead heaters, all less than 10 years old
- Large parking lot, 456 powered stalls



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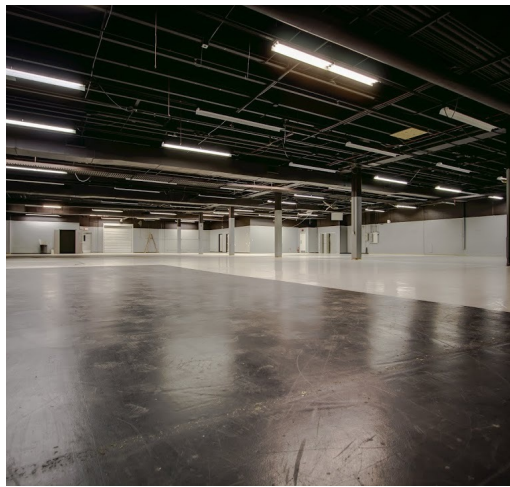
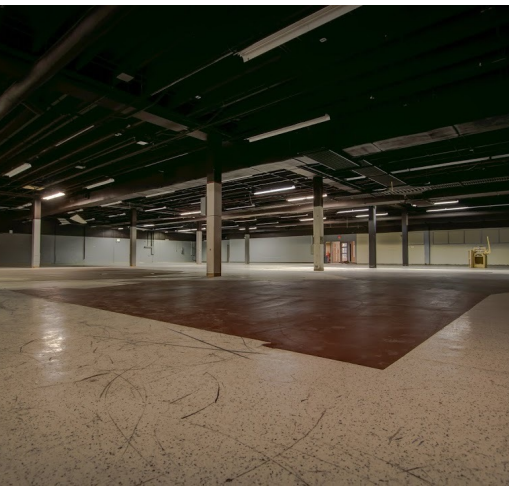
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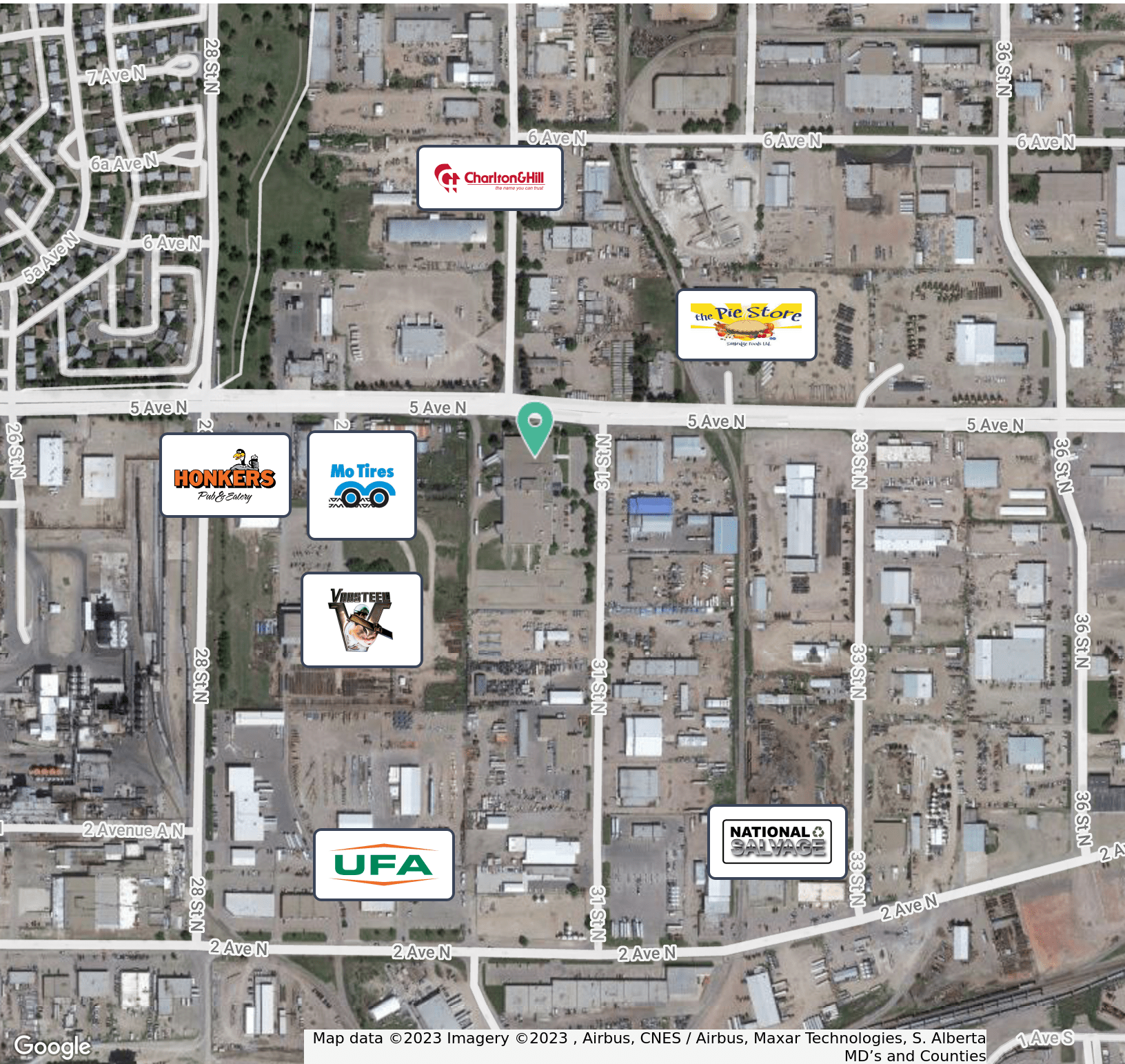
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