

Industrial condo for lease

2843 2 Avenue North
Lethbridge, AB



**Functional industrial unit
offering a spacious front
flex area and high-
clearance 18' shop space**



2,619 sf



Pull-through yard
with a 14' x 14' OHD



Desirable location

Get more property information

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Property Description

Upon entry, the unit offers a large open front flex area suitable for showroom display, reception, or office use. The main floor flows directly into a well-laid-out shop area with 20-foot clear ceilings and a 14' x 14' grade-level overhead door for efficient loading and operations. A partially finished mezzanine overlooks the shop and includes an open storage area, one finished office, and an additional unfinished office or storage space. Office areas are heated with forced air, while the shop is serviced by a dedicated unit heater. With mostly open space throughout, this unit has a functional and adaptable layout for a wide range of industrial uses.

Location Description

Located in Anderson Industrial Park, this well-positioned property is ideally suited for contractor, build service, or trade providers with a retail component. The site benefits from excellent east and west exposure along 2nd Avenue North, with opportunities for both pylon and unit signage. Featuring dual points of entry from 2nd Avenue North, this property has functional pull-through yard space to accommodate large vehicles and customer traffic.

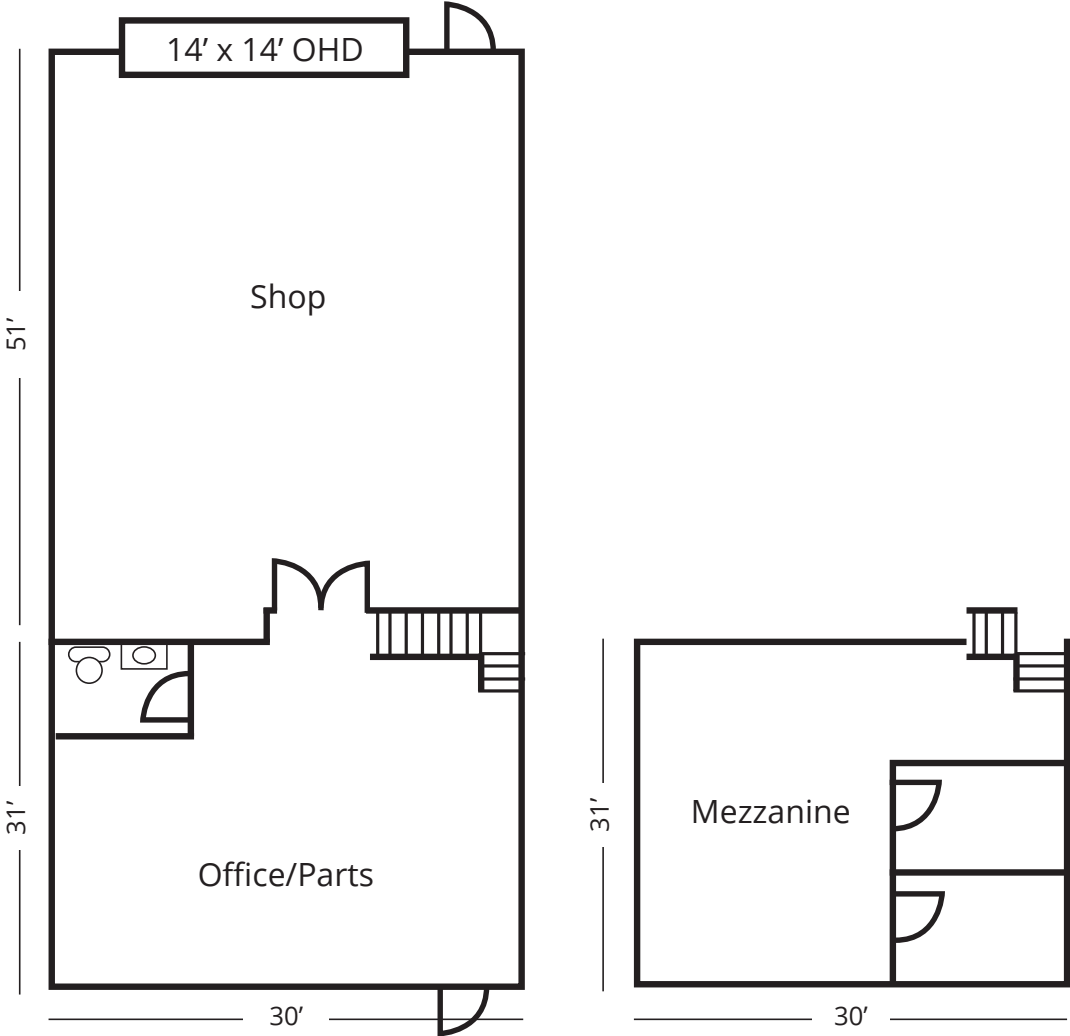
Offering Summary

Opportunity	2,619 sf
Legal Address	0412709;3
Zoning	General Industrial (I-G)
Lease Price	\$11.00 psf
Additional Rent	\$4.60 psf
Possession	Negotiable

Property Highlights

- 225-amp, 3-phase power
- 14' x 14' OHD
- Floor drain in shop
- 20' ceilings with 18' clear height
- Pylon and unit signage
- Yard space available

Floor Plan

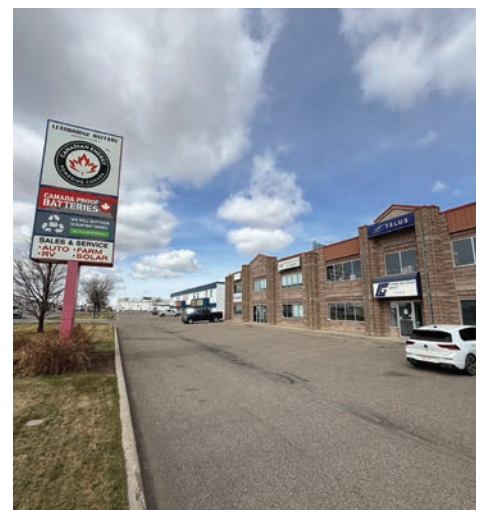
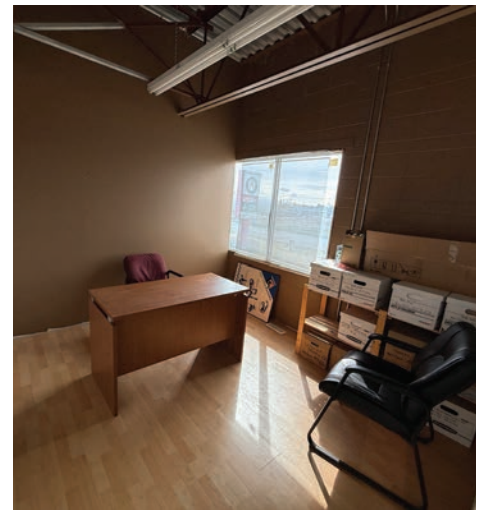
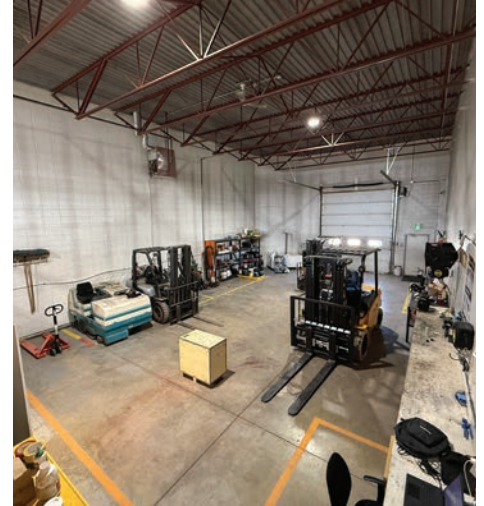


*Note: Drawings are approximate and may not be to scale.

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Property Photos





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