



SHERRING HUB INDUSTRIAL CENTRE

3401 26TH AVENUE NORTH, LETHBRIDGE, AB

286,446 SF

The Sherring Hub Industrial Centre will provide Lethbridge with a previously unavailable option with a Class A industrial flex space. This project offers high-quality and flexible space to service, manufacturing and logistics businesses that wish to operate in Lethbridge. Double bay units are 195' deep with reoccurring widths at 42' and 62', starting at 7,838 SF with two docks and one overhead door. Demising upon tenant request, allowing for flexible size and loading configuration to fit your business needs. The Sherring Hub Industrial Centre offers a 30-foot clear-span ceiling height and loading dock options. Please contact an associate to discuss this opportunity further.

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PROPERTY SUMMARY

MUNICIPAL ADDRESS

3401 26th Avenue North

LEGAL DESCRIPTION

Plan: 2010504; Block: 12; Lot: 9

ZONING

Direct Control

Includes IB, IG and IH uses

OPPORTUNITY

42' x 195'

54' x 195'

60' x 195'

62' x 195'

SALE PRICE

Market Rates

LEASE PRICE

Market Rates

ADDITIONAL RENT

\$2.75 PSF

Includes condo fees

ELECTRICAL

2000 AMP, 600 Volt, 3-Phase

PARKING

124 designated stalls for Building 2

174 designated stalls for Building 3

POSSESSION

Build-to-suit opportunity

Phase 1 available for Winter 2022

Opportunity to acquire

high-quality industrial space

in Lethbridge, AB

OPPORTUNITY

Avison Young is pleased to present The Sherring Hub Industrial Centre, a Class A industrial project in North Lethbridge. The location offers an advantageous distribution point with easy access for large trucks. The property is in close proximity to three major highways, train rail access and the reinvigorated city airport. Lethbridge is also central to multiple trade areas, such as Calgary, Medicine Hat and the US border.

This project will provide high quality and flexible space to manufacturing, distribution, e-commerce, service, entertainment and agri-food businesses that need flexible layout options within the planned minimum 40' x 42' grid spacing. A flexible zoning provides for a significant number of approved IB, IG and IH uses.

The Sherring Hub Industrial Centre is available For Sale or For Lease with Phase 1 build-to-suit ownership options available for Winter 2022.



POSSIBLE USES



Distribution & Storage



Agri-Food



Manufacturing



E-Commerce

SITE PLAN

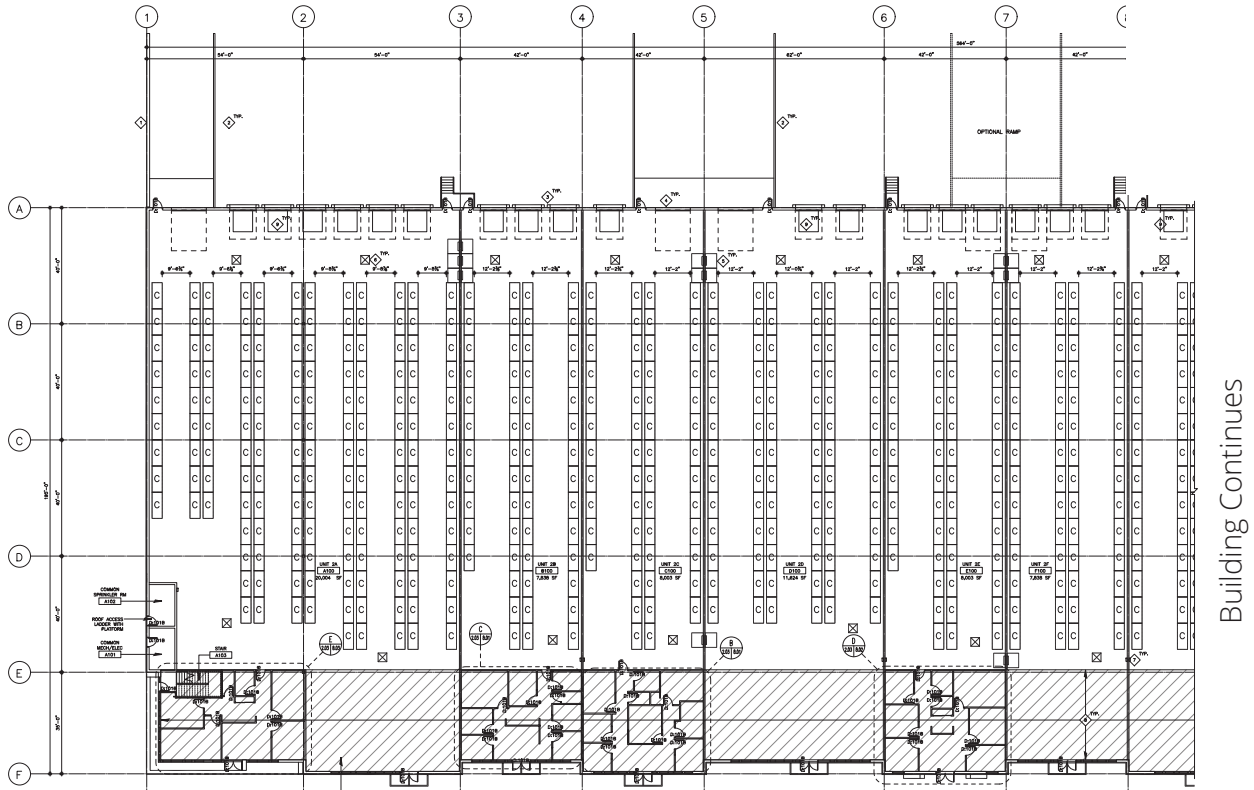


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Lethbridge, Alberta, T1J 4Z9

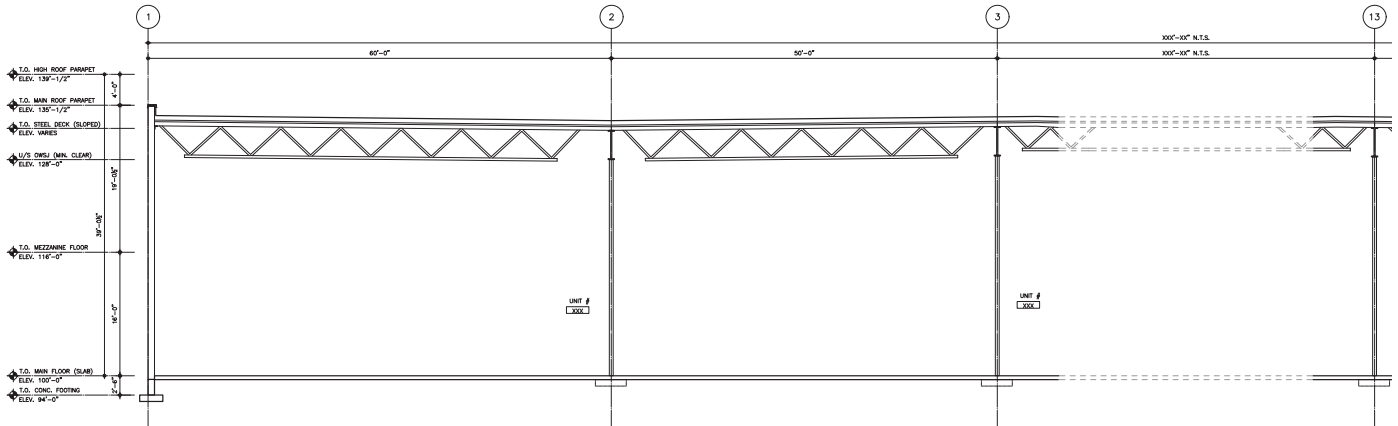
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MAIN FLOOR



BUILDING SECTION

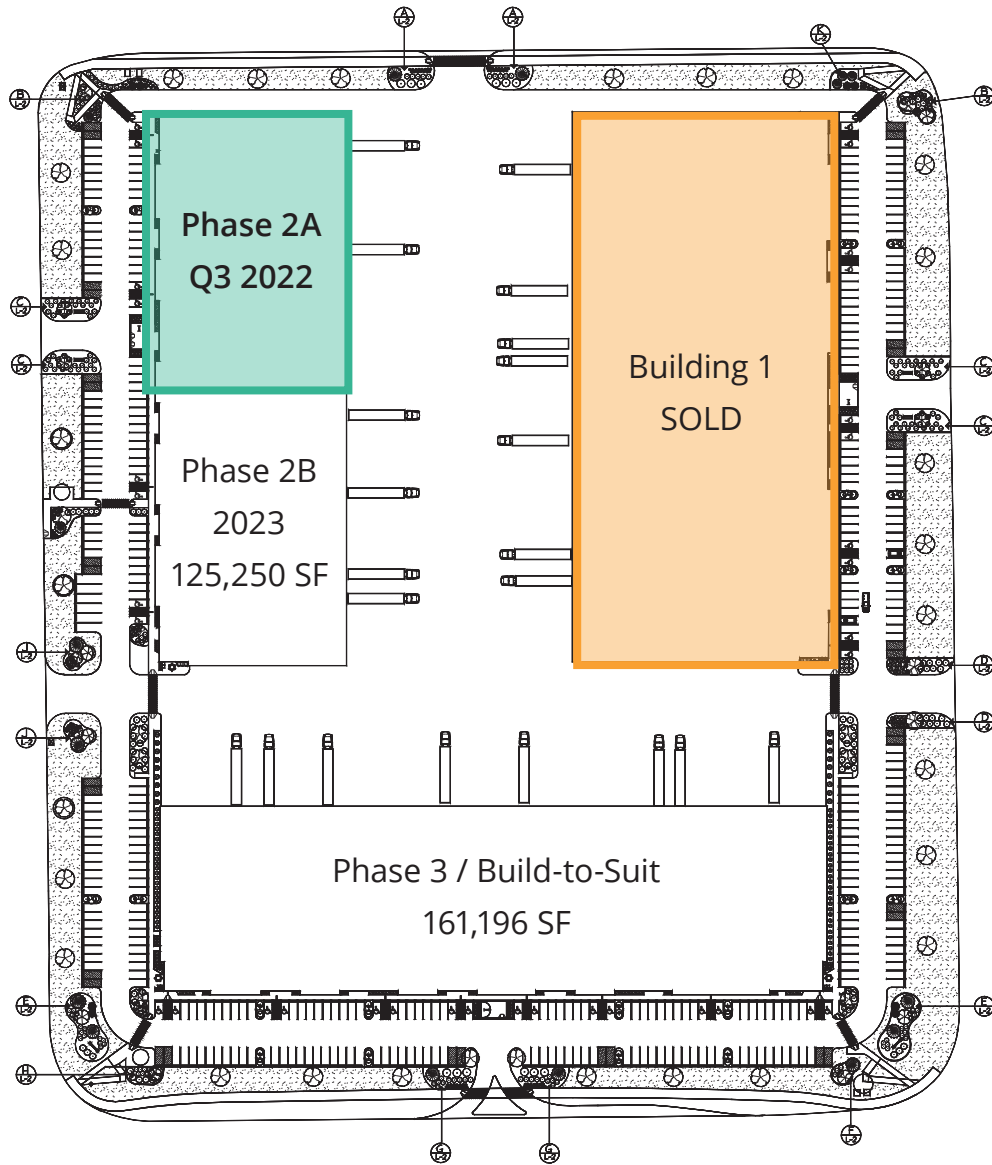


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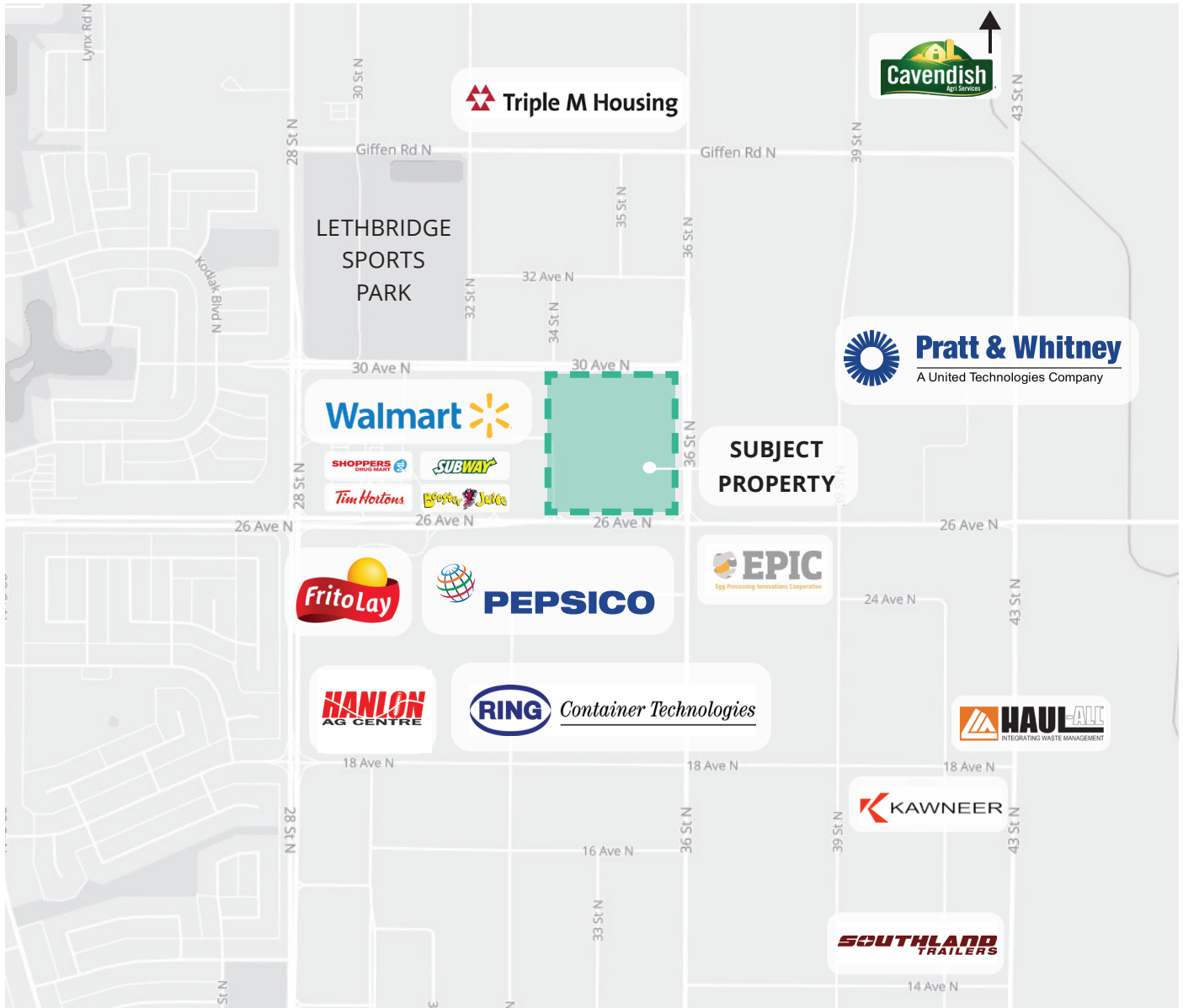


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LOCATION



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