

**AVISON  
YOUNG**

# Industrial property for lease

410 36<sup>th</sup> Street North  
Lethbridge, AB



**Lease Price**  
\$15.00 PSF



**Site Size**  
8,133 SF



**Possession**  
Fall 2024



 **SHIFT**

**COMING SOON - Phase 2**  
*"Modern finish for the modern business"*

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property  
information**

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## Property Description

This brand new, quality industrial space is coming to market Fall 2024 in the site's second phase of development. The flexible unit can cater to a wide variety of users, with the Landlord being amenable to customize the space to best suit tenant needs. Ideal for one or two businesses, the space offers options of 4,000 SF up to 8,133 SF. Additional features include up to 20' ceiling heights, bright LED lighting, recessed 8'x10' dock with leveler, three 14'x16' and one 12'x16' overhead doors. The site will be fully paved, with ample parking and easy, pull-through access.

## Location Description

The subject property is located on the corner of 5th Avenue North and 36th Street North. The site is easily accessible from major roadways such as 43rd Street South and Highway 3. Quality neighbouring tenants include Vane Farm Centre, Airtech, Motion Canada, NAPA and Co-op Cardlock.

## Offering Summary

Opportunity:	8,133 SF
Legal Address:	1061LK;E;7
Zoning:	General Industrial (I-G)
Lease Price:	\$15.00 PSF
Additional Rent:	\$5.50 PSF
Possession:	Fall 2024

## Property Highlights

- 4,000 SF up to 8,311 SF
- Up to 20' ceiling heights
- Recessed 8'x10' dock with leveler
- Three 14'x16', one 12'x16' OHD
- Fully paved site



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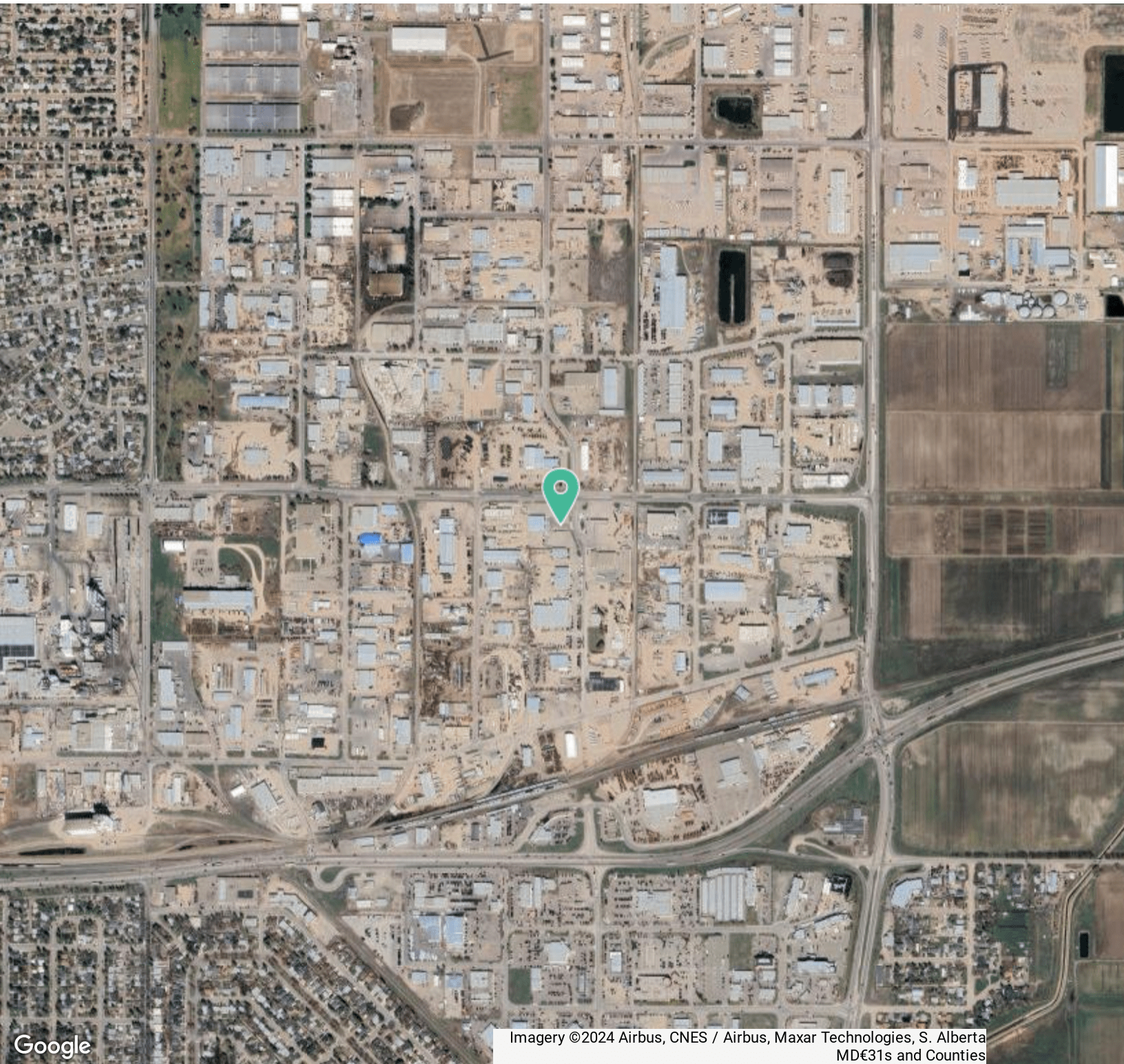
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Google

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