

**Build to Suit Opportunity**



*\*This rendering was generated using Artificial Intelligence (AI) technology. The image is a conceptual rendering and does not depict precise property features.*

**4414 14 Avenue North**

Lethbridge County, AB

**AVISON  
YOUNG**

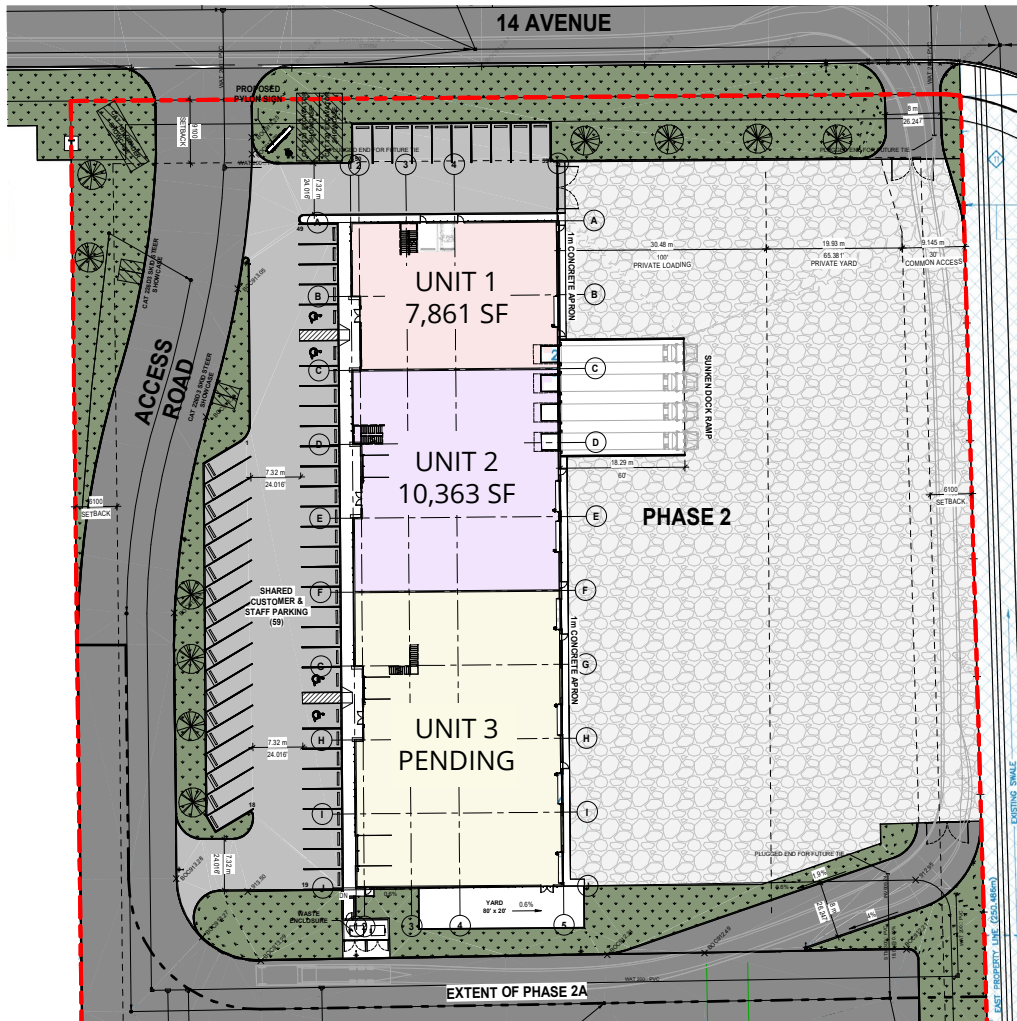
## 4412 14 Avenue North

Opportunity	Unit 1 - 7,861 sf
	Unit 2 - 10,363 sf
	Unit 3 - 10,362 sf (PENDING)
Legal Address	Lot 1; Block 10
Zoning	Rural Grouped Industrial (RGI) or Business Light Industrial (BLI)
Lease Price	Market Rates
Additional Rent	\$3.00 psf (Est.)
Possession	March 2026

Industrial built-to-suit building for lease in the new Frontier Business Park with possession available for March 2026.

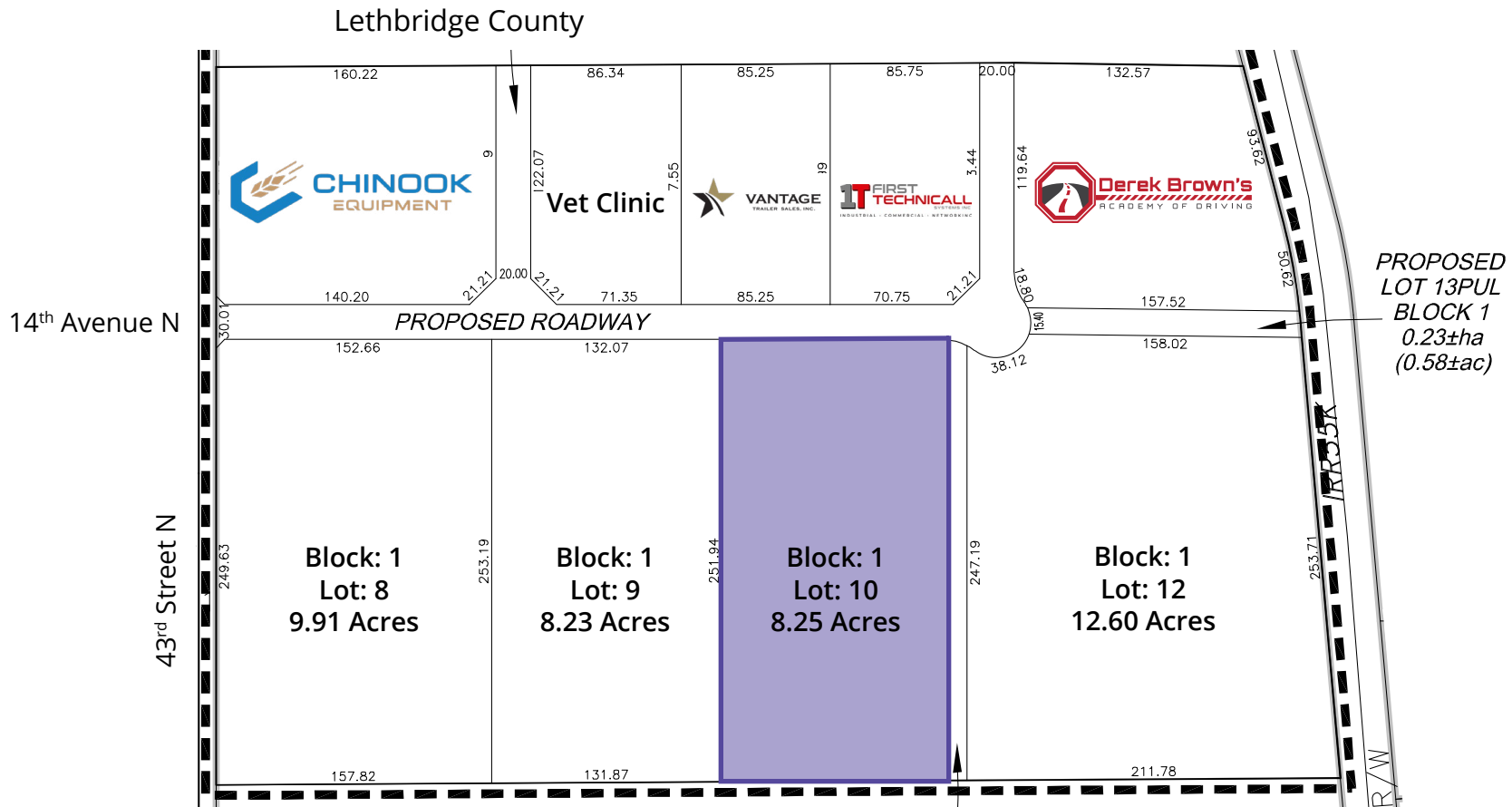
This brand-new development provides a new frontier for Southern Alberta businesses looking to take advantage of this high traffic rural site with easy highway access, while still being adjacent to the City of Lethbridge. The Lethbridge County also has lower starting property taxes than the City of Lethbridge, allowing for equal property value at a lower rate of taxation.





## Property Highlights

- High visibility site
- Build-to-suit opportunity
- Both ground level and loading dock options
- Separate truck approach entrance
- Wide drive lanes
- Large parking lot
- Convenient access to 43 Street and Highway 3
- Lower Lethbridge County taxes



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FRONTIER  
INDUSTRIAL PARK

## Ideal Users

Adjacent to Lethbridge, the Frontier Business Park benefits from being accessible to local employees and close to all major services. The business park will be ideal for development of industrial operations, especially those that require large yards.

The park is best suited for the development of warehousing, manufacturing, trucking and logistical operations. Please contact an Associate to discuss how your business could fit into this new quality focused development.

### RGI Permitted Uses

- Agricultural Services
- Automotive Repair and Service Shops
- Building and Trade Contractor Services
- Farm Machinery and Equipment Sales
- Machinery and Equipment Sales, Rental and Service
- Warehousing and Indoor Storage
- Veterinary Clinic, Small Animal

### BLI Permitted Uses

- Accessory Buildings, Structures and Uses to an Approved Permitted Use
- Business Support Services
- Garden Centres / Greenhouses
- Technology Centres/Hubs
- Mini-storage

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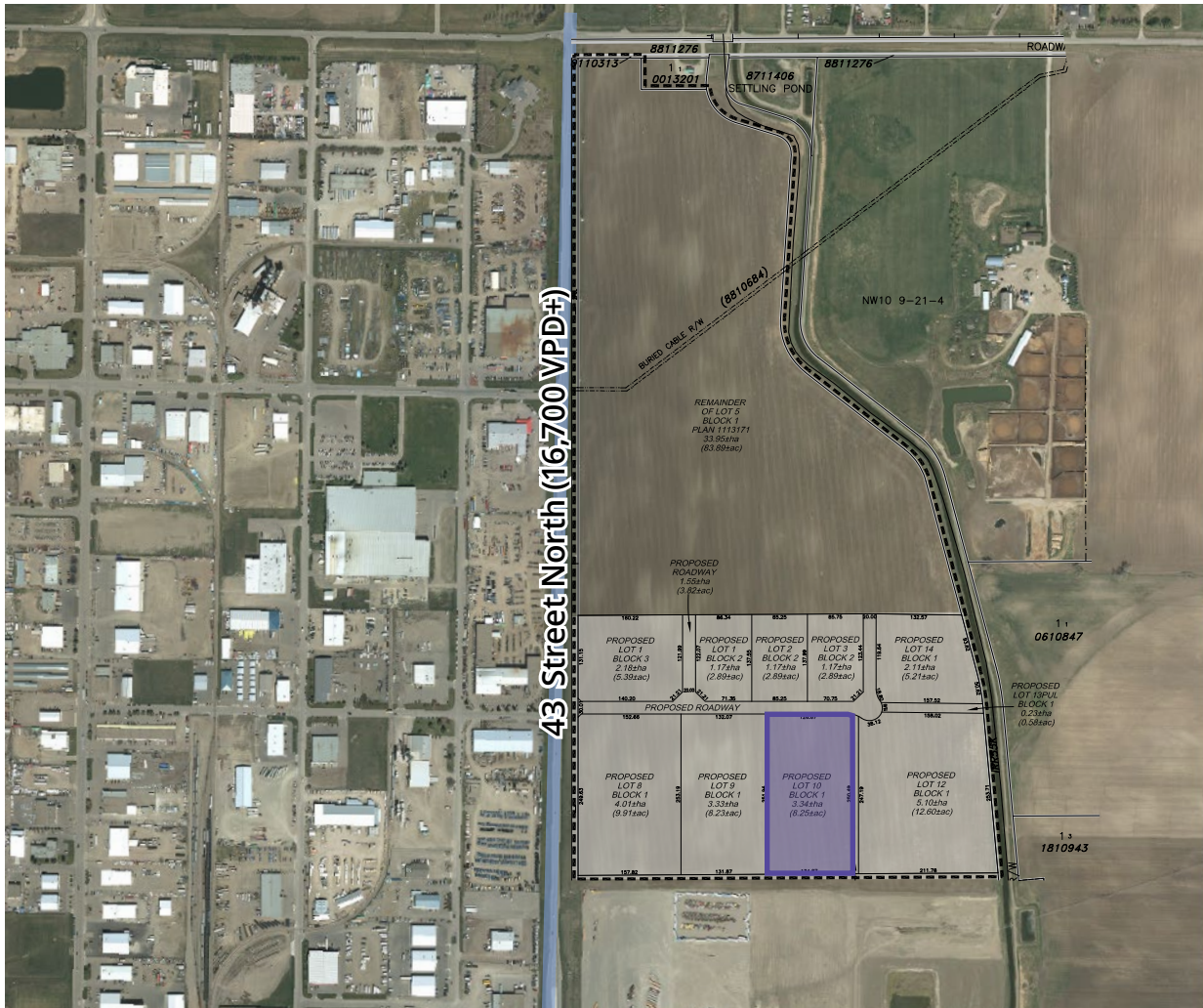
**Manufacturing**



**Agri-Business**



**Warehouse & Distribution**



This build-to-suit opportunity is in an excellent location right next to the City of Lethbridge city limits. Located just off 43<sup>rd</sup> Street North, the location offers an advantageous distribution point with easy access for large trucks. The property enjoys great visibility and convenient access via 43<sup>rd</sup> Street North (16,700 VPD+) and nearby Highway 3 (27,030 VPD+).

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.

## City of Lethbridge Demographics

- 111,400 - City Population
  - 1.25% - Average City Growth Rate
  - 5<sup>th</sup> fastest growing city in Canada, 3<sup>rd</sup> fastest in Alberta, trailing only Calgary and Edmonton
  - Trade area population of over 341,000 which includes parts of BC and Montana
- (AB Economic Dashboard & Census Info)

## Get more property information

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