

**AVISON
YOUNG**

Industrial property for lease

2525 36th Street North
Lethbridge, AB T1J 4C9

26 AVENUE NORTH

Industrial

Industrial

36 STREET NORTH

Industrial space options available in an
easily accessible North Lethbridge location

**Get more
property
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

704 4th Avenue South, Suite 295 | Lethbridge, AB T1J 0N8 | 403 330 3338

Property Overview

Municipal Address

2525 36th Street North

Legal Address

1512039;4;22

Zoning

General Industrial (I-G)

Property Description

The subject property offers a flexible industrial property featuring quality warehouse, and shop space options.

Location Description

The subject property is located in a desirable area of Churchill Industrial Park on the corner of 26 Avenue and 36 Street.





Shop Space Overview

Leasable Area (SF)

Shop Space - 1,803 SF

Lease Price

Shop Space - \$1,670 / Month

Additional Rent*

\$830 / Month (2025 Est.)

*Additional rent includes the tenant's proportionate share of electricity, natural gas, water, and sewer utilities

Electrical

3-Phase Power

HVAC

Radiant Heaters throughout

Ceiling Height

24' clear span

Loading Options

Two 12'x14' OHDs

Pull through bay

Shop Space Highlights

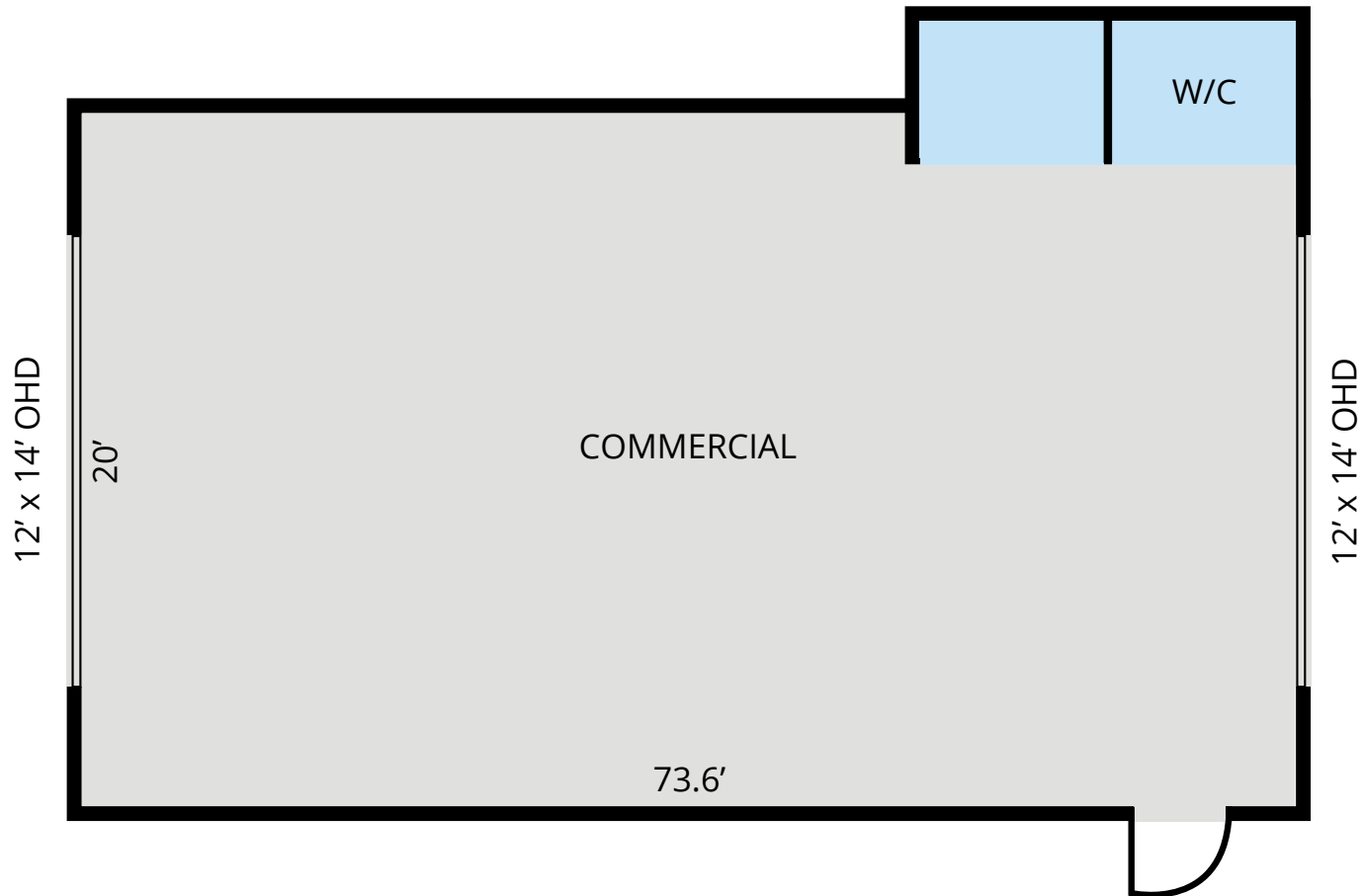
- Additional yard space available if required

Additional Details

- Two-piece washroom
- Floor drain



Unit 120 (Shop Space) Floor Plan





Warehouse Space Overview

Leasable Area (SF)

Warehouse Space - 3,640 SF

Lease Price

Warehouse Space - \$8.00 PSF

Additional Rent*

\$5.53 PSF (2025 Est.)

*Additional rent includes the tenant's proportionate share of electricity, natural gas, water, and sewer utilities

Electrical

3-Phase Power

HVAC

Radiant Heat & MUA

Ceiling Height

24' clear span

Loading Options

Two standard dock doors

Warehouse Space Highlights

- Additional yard space available if required



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For Inquiries, Contact:

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