

**AVISON
YOUNG**

Industrial property for lease

Unit 20 - 450 36 Street North
Lethbridge, AB



Lease Price
\$12.00 psf



Site Size
6,000 sf



Ceiling Height
17' ceiling heights



**Desirable Industrial Park location
on the corner of 5 Avenue North**

**Get more
property
information**

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Offering Summary

- **Opportunity:** 6,000 sf
- **Zoning:** General Industrial (I-G)
- **Lease Price:** \$12.00 psf
- **Additional Rent:** \$5.50 psf (Est.)
- **Possession:** Negotiable

Location Description

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

Property Information

Ceiling Heights 17' ceiling heights

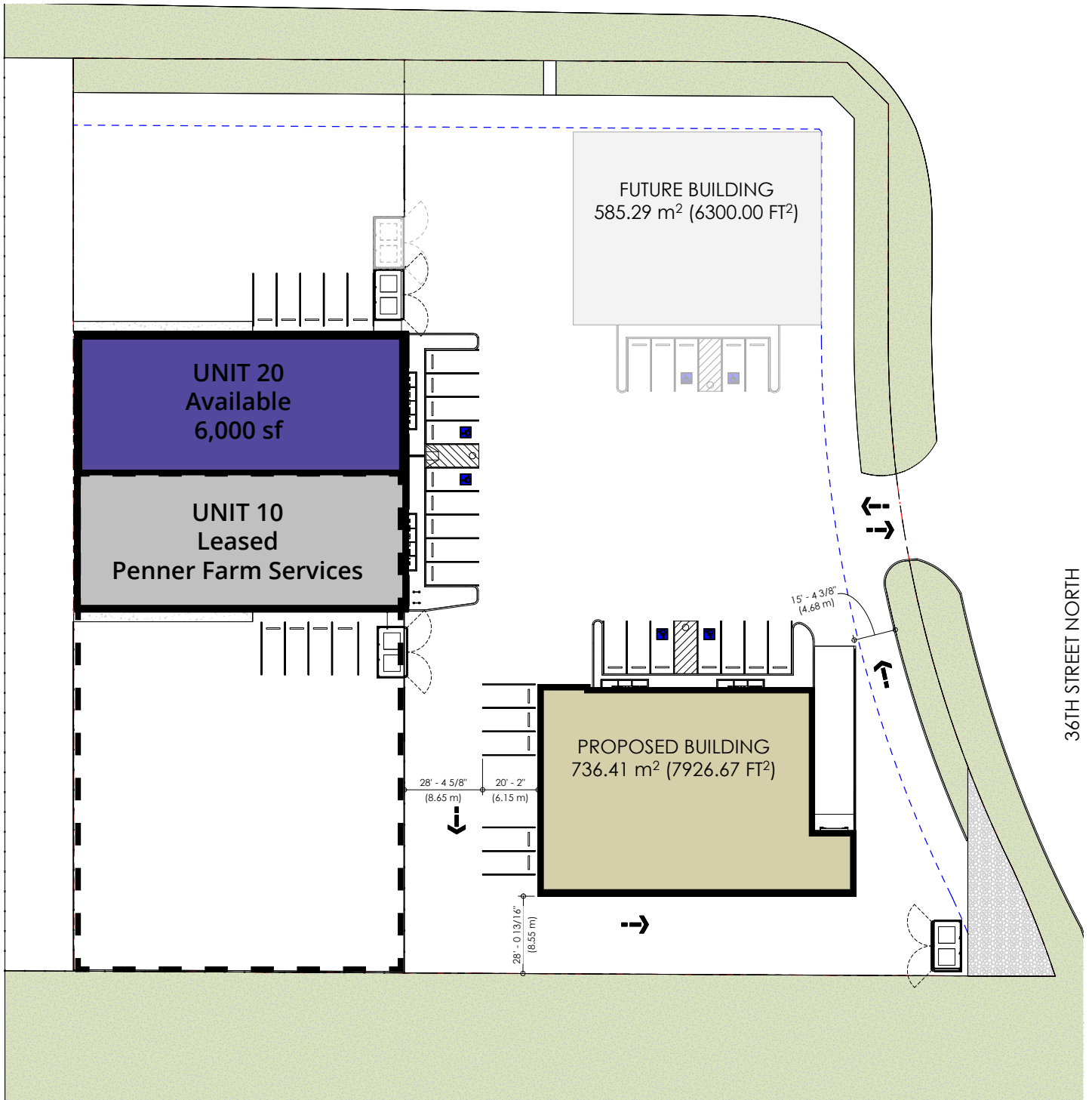
OHD Three (3) 12' x14'

Signage Prominent building signage

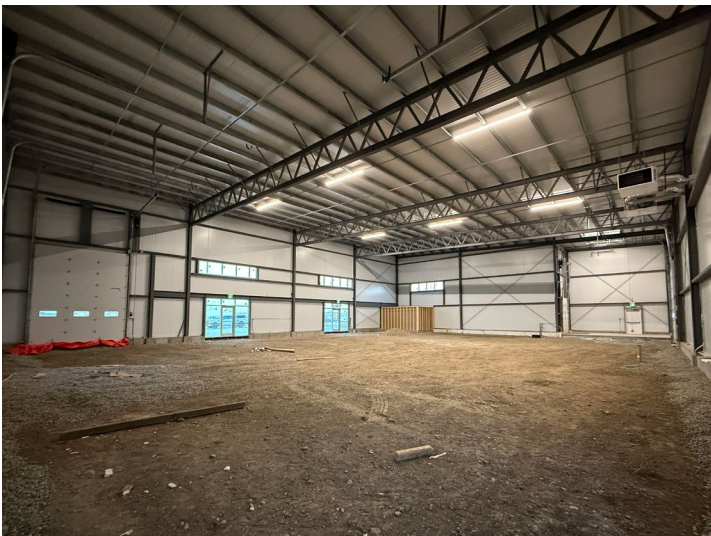
Property Highlights

- The landlord is willing to customize the space to best suit tenant needs
- Quality industrial development
- Large graveled yard

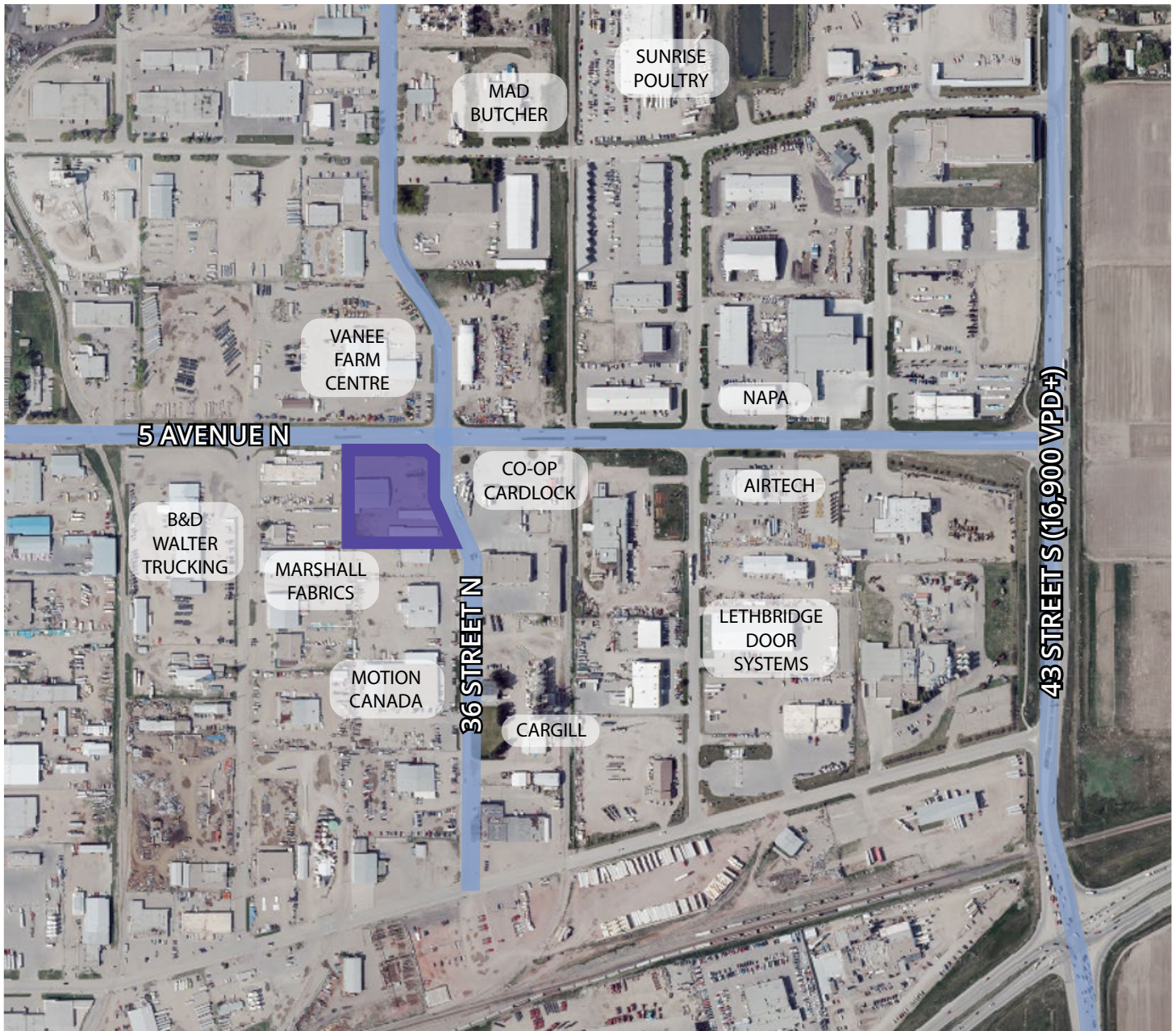
Site Plan



Photos



Location



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