

Industrial space for lease

3221 2 Avenue
Lethbridge, AB



Lease Price
\$9.00 psf



Opportunity
3,039 sf



Possession
Negotiable



**Flexible industrial end-cap unit
with an adaptable floor plan**

**Get more
property
information**

Vinko Smiljanec
Senior Associate
D 587 425 5745
vinko.smiljanec@avisonyoung.com

Doug Mereska
Managing Director
D 403 942 0064
doug.mereska@avisonyoung.com



Property Description

This adaptable end-unit delivers a clean, open layout suited to countless retail and light industrial applications.

With both a main public entry and a secondary side access point, the space is designed for flexibility in operations. The unit includes a 12' x 12' overhead door, 15' ceilings, a unit heater, and an RTU with air conditioning. A conveniently located two-piece bathroom adds to the functionality of the space.

Location Description

The subject property is centrally located in the Anderson Industrial Park and is conveniently accessible via 2 Avenue North, with high visibility and good parking. The site also has fairly direct accessibility to Highway AB-3 & AB-4, as well as 43 Street North.

Current building tenants include Linde Canada Inc. (formerly Praxair) and One Guy Garage. The leased space includes 20 shared parking spaces in a large paved lot and some shared rear yard storage.

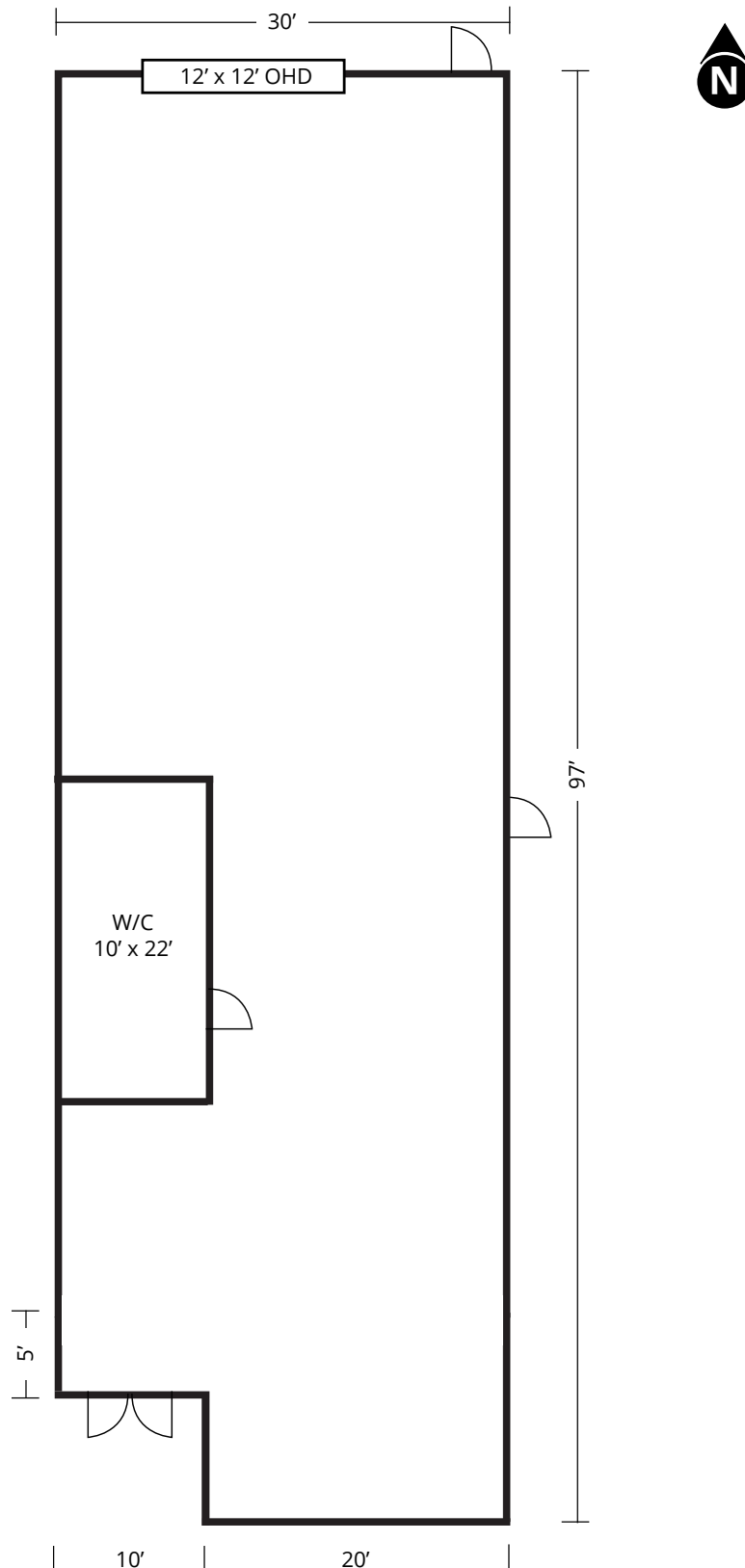
Offering Summary

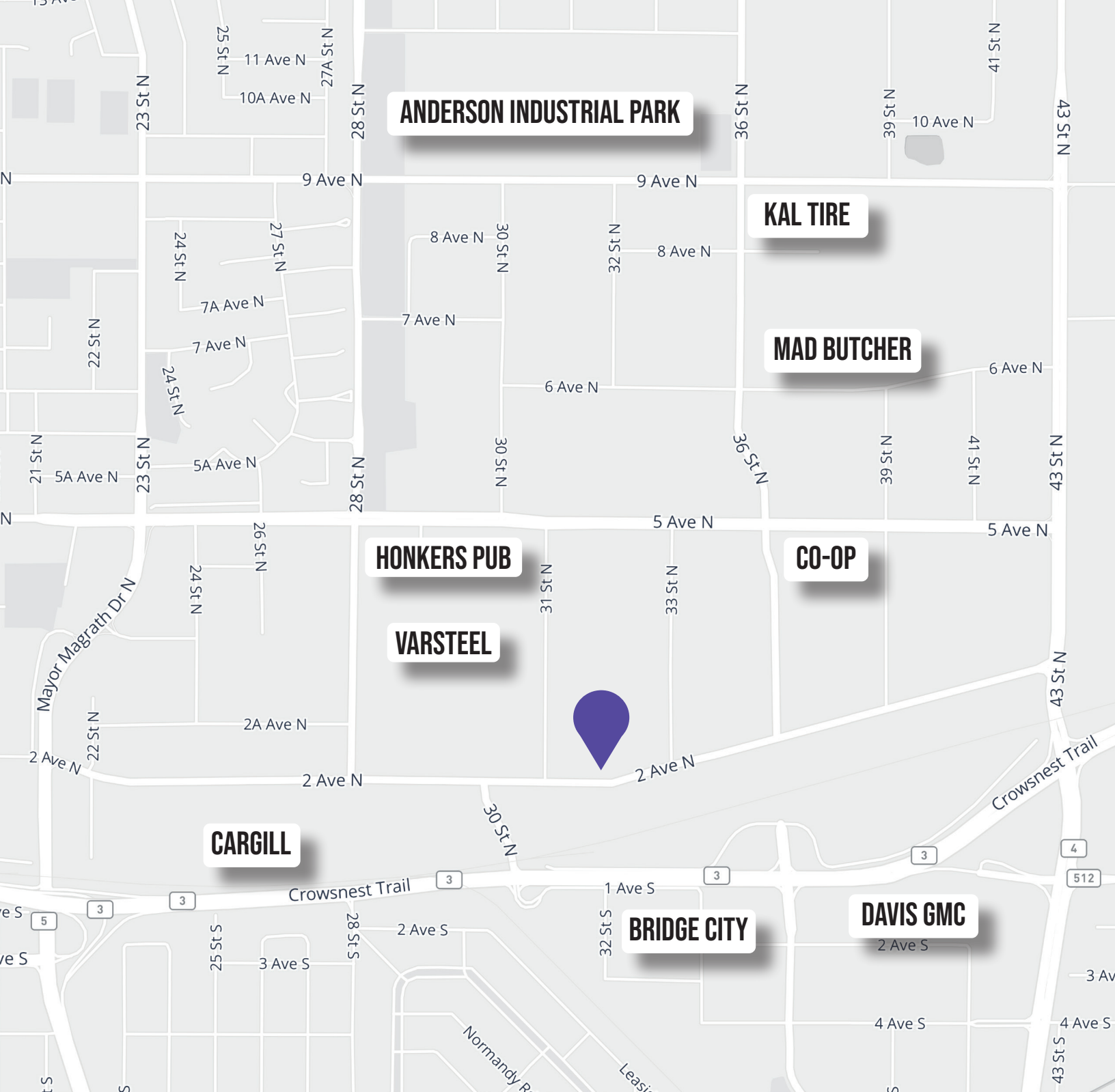
Opportunity	3,039 sf
Legal Address	3028JK;8;1-2
Zoning	Business Industrial (I-B)
Lease Price	\$9.00 psf
Additional Rent	\$3.54 psf (2026 Est.)
Possession	Negotiable

Property Highlights

- Flexible space
- Excellent access and exposure
- End unit
- 12' x 12' OHD
- 15' ceilings

Floor Plan





Get more property information

**AVISON
YOUNG**

Vinko Smiljanec
Senior Associate
D 587 425 5745
vinko.smiljanec@avisonyoung.com

Doug Mereska
Managing Director
D 403 942 0064
doug.mereska@avisonyoung.com

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

© 2026. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.