

Industrial unit for lease

3805 14 Avenue North
Lethbridge, AB



A desirable stand-alone industrial property offering a functional mix of shop, yard, and modern office



4,860 sf



Two oversized
24' x 14' OHD's



Fenced & paved yard

Get more property information

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Property Description

This stand-alone industrial building offers a 0.5-acre, fully paved site, suitable for a variety of users. The available premises include the main floor office, shop space, and secured yard area. The landlord retains the mezzanine office area and the south half of the front parking. The property features a fully fenced and gated yard, with both front and rear storm drains. The shop area offers 18' ceiling heights, radiant heating, LED lighting, a floor drain, and two oversized 24'x14' overhead doors.

The office component has modern finishes and includes three private offices, a large front reception area, a lunchroom or boardroom with kitchenette, and two washrooms. This property is well suited for industrial users seeking a stand-alone facility with functional mix of shop space, yard space, and modern office.

Property Highlights

- Two oversized 24'W x 14'H OHD
- Fully fenced, gated, & paved
- 18' ceiling height
- Radiant heaters in shop
- Modern office space

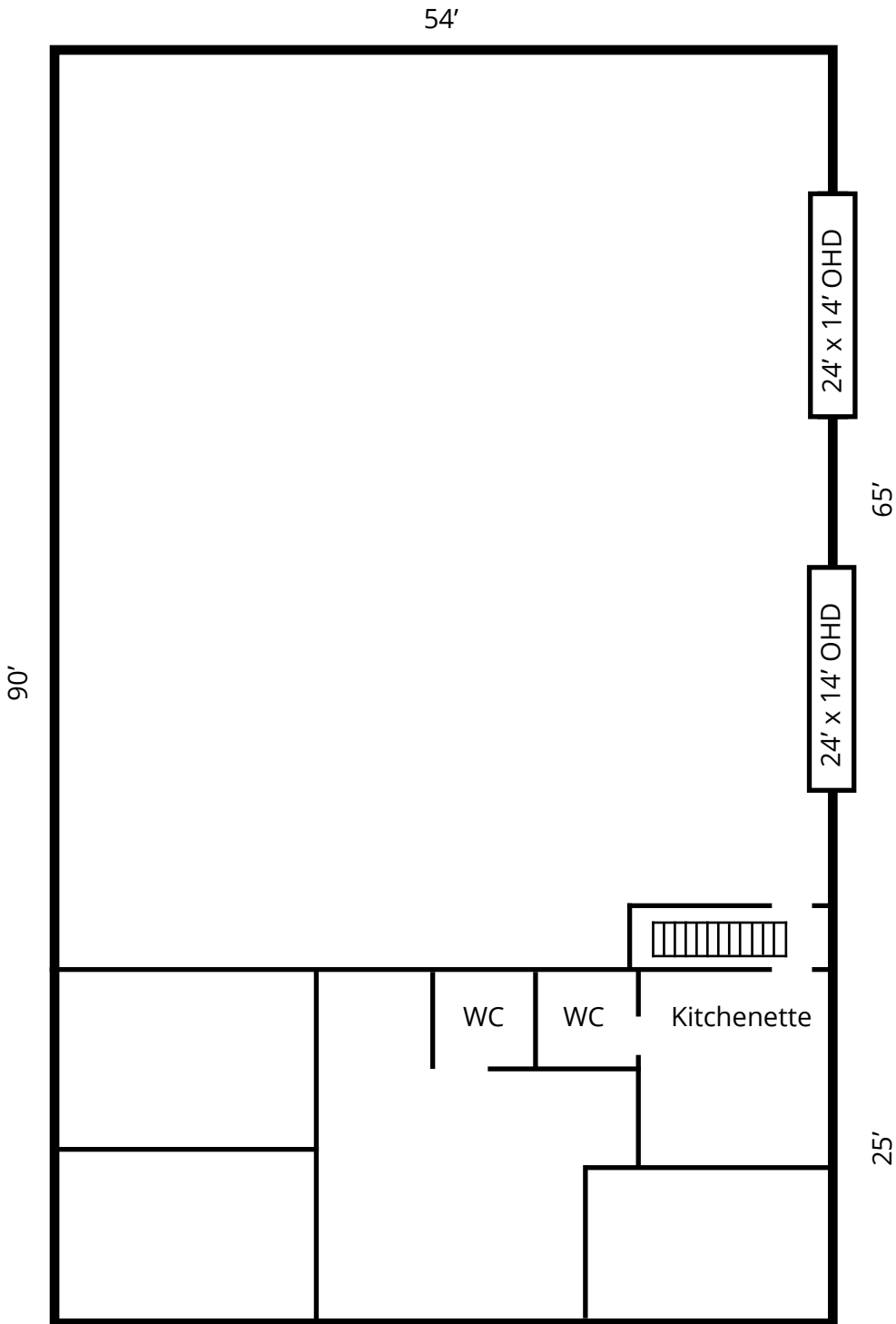
Offering Summary

Opportunity	4,860 sf
Legal Address	9812845; 18; 31
Zoning	General Industrial (I-G)
Lease Price	\$12.00 psf
Additional Rent	\$4.00 psf
Possession	Available May 1, 2026

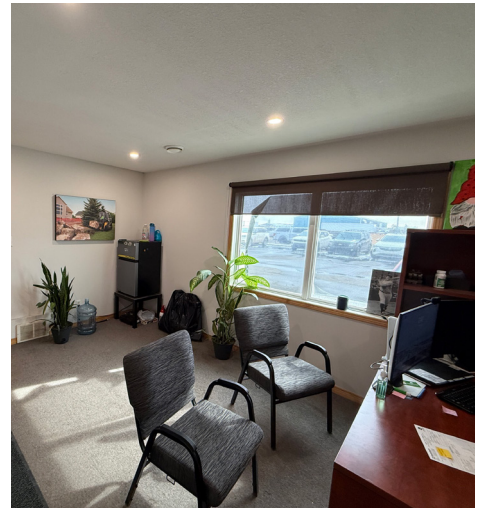
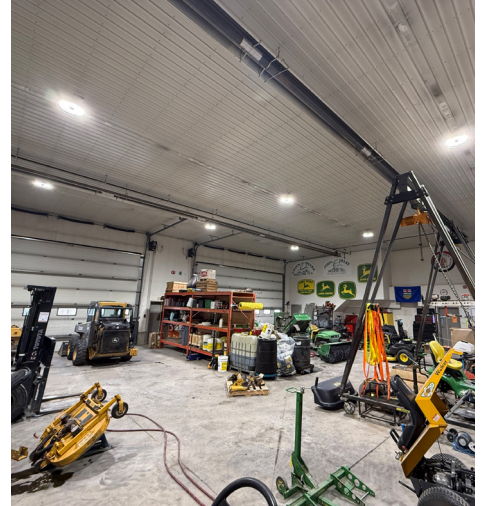
Location Description

Located in the Churchill Industrial park with easy access to 43 Street North via 14 Avenue North. With efficient road access and a location designed to accommodate industrial traffic, the site is well suited for contractors, service-based businesses, and light industrial users.

Floor Plan



Property Photos





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