



FOR LEASE

OPPORTUNITY

48,333 sf Expansion

The subject property offers a great opportunity to lease a Class A warehouse building in a desirable area of Lethbridge. High exposure location on the corner of 43rd Street North (16,700 VPD+) and 6th Avenue North. Construction permits have been approved for the expansion by the City of Lethbridge. Please contact associate to discuss this unique opportunity further.

For more information, please

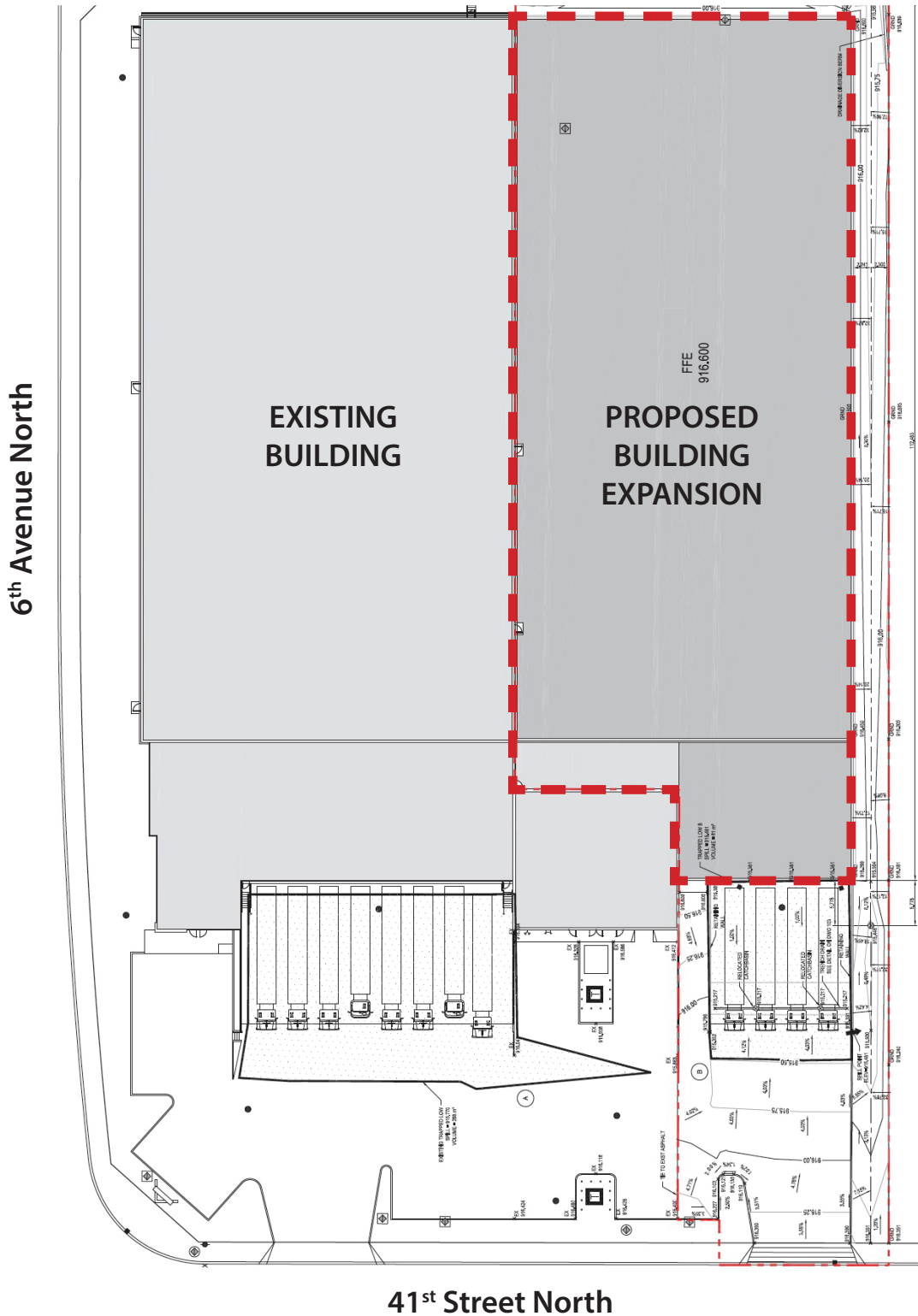
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Site Plan



Property Profile

| | |
|------------------------|--------------------------|
| Opportunity | 48,333 sf |
| Legal Address | 0312738;24;3 |
| Zoning | General Industrial (I-G) |
| Lease Price | Market Rates |
| Additional Rent | TBD |
| Possession | Negotiable |

Additional Information

- Expansion will include 4 loading docks
- Ceiling heights from 30' up to 55' if required
- Office space can be built into the expansion, flexible on tenant's needs
- Site offers convenient access for large trucks from 43rd Street and Highway 3

Location Map



Contact us for more information.

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