



**GRASSROOTS**  
REALTY GROUP

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**3690 36 Street  
Lethbridge, Alberta**

**MLS # A2219855**

**\$17,500,000**



**Division:** Sherring Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 103,788 sq.ft.

**Zoning:** Direct Control (DC)

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 6.84 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Presenting an exclusive opportunity for an investor to acquire a rarely available 103,788 sf freestanding industrial warehouse building on 6.84 acres, at the corner of 36 Street and 37 Avenue in the heart of the Sherring Industrial Park. The property's current tenant WG Pro-Manufacturing Inc is a co-pack for one of Lethbridge's major local food processors. As a large-format single-user of the Outpost Warehouse property, WG Pro-Manufacturing Inc. is a growth business. There are six years of the lease term remaining, with rent increases every two years. The Net Operating Income for the Outpost Warehouse is \$1,080,000 (2025). There is the value-add opportunity to increase revenue by up to \$75,600 per year through the newly packed gravel parking available on the east side of the building. The extra land has been allocated for up to 42 semi trailers at a rate of \$150 per month per stall.