



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2525 36 Street N
Lethbridge, Alberta

MLS # A2221249



\$8 per sq.ft.

Division: Churchill Industrial Park

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,640 sq.ft.

Zoning: I-G

Heating: Make-up Air, Radiant

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: None

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 5.63 Acres

Lot Feat: -

• Leasable Area (SF): Warehouse Space - 3,640 SF • Lease Price: Warehouse Space - \$8.00 PSF • Additional Rent: \$5.53 PSF (Est. 2024) - Additional rent includes the tenant's proportionate share of electricity, natural gas, water, and sewer utilities • Electrical: 3-Phase Power • HVAC: Radiant Heat & MUA • Ceiling Height: 24' clear span • Loading Options: 14' x 16' OHD and dock door • Warehouse Space Highlights - Additional yard space available if required