



**GRASSROOTS**  
REALTY GROUP

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

**4 & 5, 526 39 Street  
Lethbridge, Alberta**

**MLS # A2240331**



**\$12 per sq.ft.**

**Division:** Shackleford Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,320 sq.ft.

**Zoning:** I-G

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 1.49 Acres

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** None

The offering features a brand new 4,320 sf unit which may be demised into two 2,160 sf units, built to shell as of 2025. The unit features two 12'x14' overhead doors, a roughed-in bathroom, and have the potential to include a mezzanine. The site features a fenced and gated yard space shared by the tenants as well as the opportunity for signage to be installed along the green strip at the front of the property. With a newly built, maintenance-free finish, this attractive industrial bay could suit a variety of users looking for new space and a great location. The site has great access via 5 Avenue North (5,800 VPD+), which is one of the few major east-west roads in the industrial park. Located in the Shackleford Industrial Park, the site has great neighboring businesses including Andrew Sheret Ltd., Airtech Heating and Air Conditioning, RSS Automotive, Napa Auto Parts, Granite Rocks, and many more. The building itself also has large truck access from the rear for loading and from the front for customer access, which is paved with ample parking.