



GRASSROOTS
REALTY GROUP

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

7156 56 Street
Lloydminster, Alberta

MLS # A2253719



\$12 per sq.ft.

Division: Hill Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 12,000 sq.ft.

Zoning: -

Heating: Floor Furnace, Natural Gas, Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.00 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Built in 2013, this steel-frame industrial building offers 12,000 sq. ft. of flexible space for lease. The property features a bright office area with multiple offices, a lunchroom, a boardroom, and a mezzanine for extra storage or workspace. Two 16' x 14' overhead doors provide convenient access for large vehicles and equipment. The building can be leased as the full 12,000 sq. ft. space or 6,000 sq. ft. units, depending on your business needs. This setup is ideal for companies looking for a combination of office and shop space with modern construction and functional design. This property is also available for purchase.