



332 36 Street N
Lethbridge, Alberta

MLS # A2293231



\$13 per sq.ft.

Division: Anderson Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 5,100 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.77 Acres

Sewer: -

Lot Feat: -

Inclusions: None

Available for June 1, 2026, this 5,100 sf industrial bay offers an open, flexible layout suitable for a wide range of industrial users. The main floor includes two private offices, a boardroom or reception area, a kitchenette, and a bathroom. An additional 700 sf mezzanine offers a finished lunchroom and a second bathroom. This extra space is great for staff needs and is not included in the payable square footage. The bay features steel construction with ceiling heights of 21'±, three 16'± overhead doors with drive-through, floor drain, two overhead heaters, LED lighting and an exhaust system that supports active shop use. Power supply includes 400-amp to the building with 225-amp of 3-phase power allocated to the bay. *The crane system is property of the current tenant and not included. The gravel yard area directly behind the bay is included, offering ample exterior space with the accommodation of a clear laneway for through traffic. The site is fully fenced and gated with lots of shared paved parking at the front of the building for staff and visitors.