



**1782 32 Street SW
Medicine Hat, Alberta**

MLS # A2293774



\$12 per sq.ft.

Division: South West Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 23,400 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.96 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

Exceptional commercial industrial sublease opportunity offering a versatile setup for shop, warehouse, shipping, receiving, showroom, and staff support functions. This metal-clad property features a fully fenced yard with a mix of paved and crush surfaces, access from the avenue, a large paved staff parking area, and substantial bollards protecting the overhead doors. One workshop is well equipped with four drive-through bays featuring 16-foot overhead doors, a 5-ton overhead crane, make-up air units, airlines to each bay, overhead heaters, water lines, floor drains, and a double hand-washing sink. The other workshop contains 4 drive-thru bays with 14' doors. This space is designed to support a range of industrial and service-based operations. The workshop connects to a central area that could function as common space between the newer and older shop areas, with room for computers and workstations, additional washrooms, and access to the rear yard. The mezzanine level adds practical staff amenities, including a conference room, staff room, and locker room. An additional drive-in bay with a 10-foot overhead door is ideal for shipping and receiving and opens directly into showroom space. The site also offers substantial power infrastructure and secure access suitable for a variety of industrial users. This is a rare opportunity to sublease a functional, well-equipped industrial property with a strong mix of shop capability, office support space, yard access, and customer-facing showroom potential.