



**410 36 Street N**  
**Lethbridge, Alberta**

**MLS # A2303648**



**\$15 per sq.ft.**

**Division:** Anderson Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 8,133 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 2.36 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None.

**Property Description:** This brand new, quality industrial space is part of the site's second phase of development. The flexible unit can cater to a wide variety of users, with the Landlord being amenable to customize the space to best suit tenant needs. Ideal for one or two businesses, the space offers options of 4,000 sf up to 8,133 sf. Additional features include up to 20' ceiling heights, bright LED lighting, recessed 8'x10' dock with leveler, three 14'x16' and one 12'x16' overhead doors. The site will be fully paved, with ample parking and easy, pull-through access. **Location Description:** The subject property is located on the corner of 5th Avenue North and 36 Street North. The site is easily accessible from major roadways such as 43 Street South and Highway 3. Quality neighbouring tenants include Vanee Farm Centre, Airtech, Motion Canada, NAPA and Co-op Cardlock.