



**GRASSROOTS**  
REALTY GROUP

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1, 2, 3, 565 41 Street N  
Lethbridge, Alberta

MLS # A2204105



**\$9 per sq.ft.**

**Division:** Shackleford Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 9,957 sq.ft.

**Zoning:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** Overhead Heater(s), Natural Gas

**Floors:** -

**Roof:** Metal

**Exterior:** Concrete, Metal Frame

**Water:** -

**Sewer:** -

**Inclusions:** N/A

This industrial property features a 24 foot clear height and just under 10,000 square feet of open space. Located in Shackleford Industrial Park close to other established businesses and with quick access to major roads, this property presents an excellent opportunity to grow your business. There is opportunity to lease 2500sqft, or 5000 sqft or 7500 sqft. Up to 3 units available.