

Industrial property for lease

450 39 Street North, Unit 20
Lethbridge, AB



**Modern industrial unit
with a flexible open layout
& a secure yard**



2,767 sf



30' ceiling height
10' x 10' OHD



Convenient location

Get more property information

Vinko Smiljanec

Senior Associate

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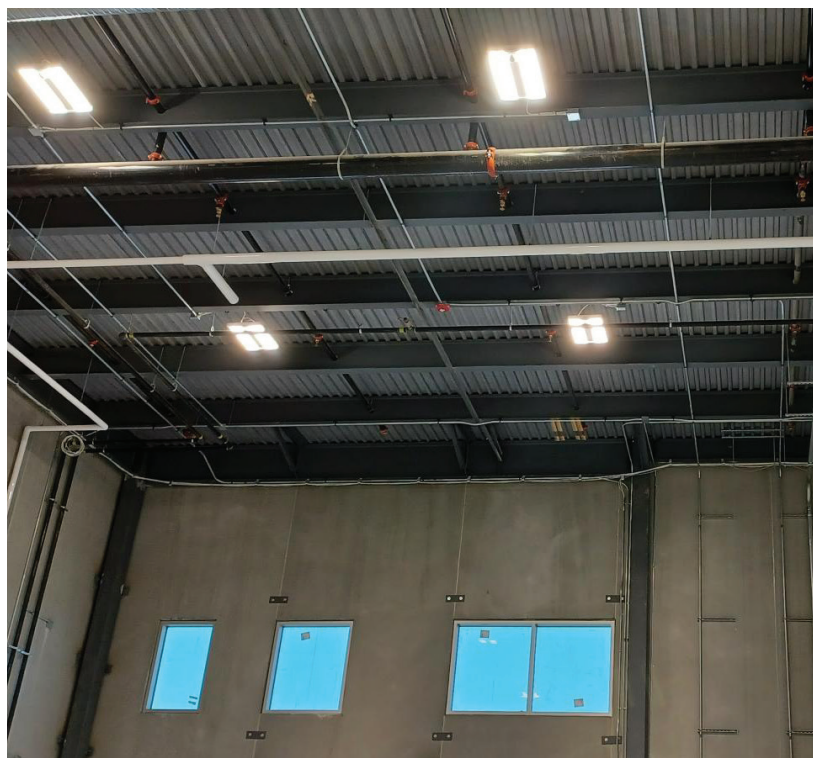
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Property Description

The unit itself, built in 2021, features a 10' x 10' overhead door, ample customer parking and designated yard space that is separately fenced and gated. With 30-foot ceilings, an open floorplan, a bathroom and utility room, this flexible unit is ideal for any light industrial or business industrial user.

Location Description

Located in the Churchill Industrial Park on the busy corner of 5 Avenue North and 39 Street, this property has great exposure and easy access to 43 Street. The adjacent business is Andrew Sheret Ltd., a well-established distributor of plumbing and heating supplies with a high volume of customer traffic.

Offering Summary

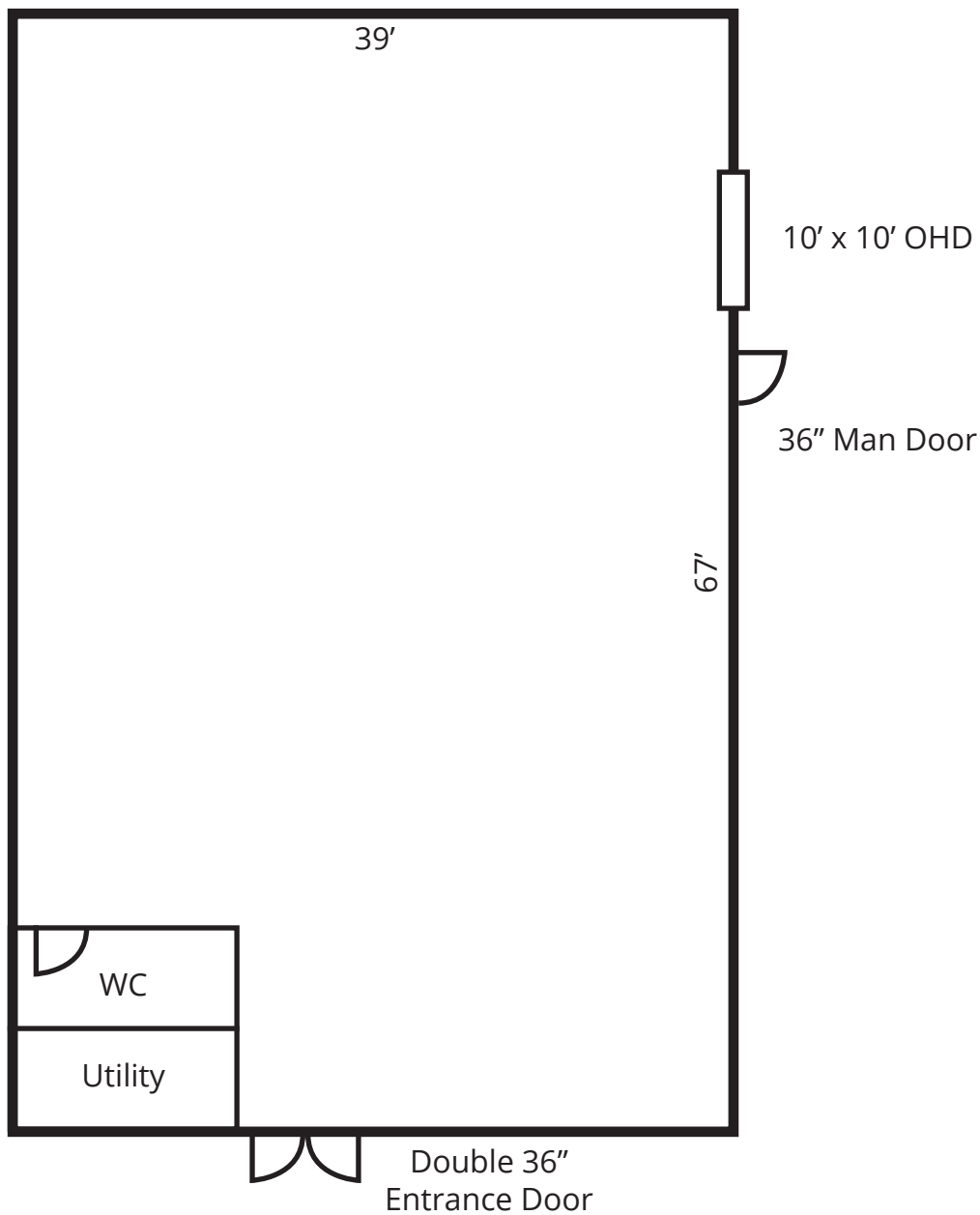
Opportunity	2,767 sf
Site Size	2.99 Acres (proportionate share)
Legal Address	16;D;2011364
Zoning	General Industrial
Lease Price	\$10.00 psf
Additional Rent	\$5.75 psf *Does not include utilities
Possession	Negotiable

Property Highlights

- Built in 2021
- Fenced and gated yard space
- 10' x 10' overhead door
- 30' ceiling height
- 225-amp, 120-volt electrical

Floor Plan

Note: Drawings are approximate and may not be to scale.





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