

19,000 SF  
Industrial Property



**5267 67 AVENUE**  
**Lloydminster, AB**

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**Royal LePage® Musgrave Agencies**  
1202 50th Avenue, Lloydminster, AB  
Independently Owned & Operated

FOR LEASE

# Lease Rate \$13.00/SF NNN Annually

## Property Features

- Perfect setup for a shipping and receiving company
- Quality industrial facility totaling 19,000 SF on ±2.55 acres
- Dedicated shipping/receiving area with 4 dock doors
- Additional grade-level doors offering flexible loading and unloading options
- Main floor designed for warehousing with flat floors
- 25' clear height at eaves and 27' clear height at centre
- Warehouse area approximately 90' x 100'
- Includes 3 offices and 2 bathrooms within the warehouse area
- Second level features 5,000 SF of executive office space
- Includes boardroom, storage areas, and bull-pen workspace with potential for additional offices
- Fitness room with dedicated 3-piece bathroom
- Large staff room with kitchen and lounge area
- Mechanical room included
- Large covered patio, ideal for hosting staff functions in warmer months
- Fully paved around the entire building
- Ample parking on the North and West sides, including electrical plug-ins
- Features pylon signage and a large fenced compound
- Note: Existing warehouse racking is not included with the property

PROPERTY OVERVIEW

# Property Overview

PROPERTY OVERVIEW

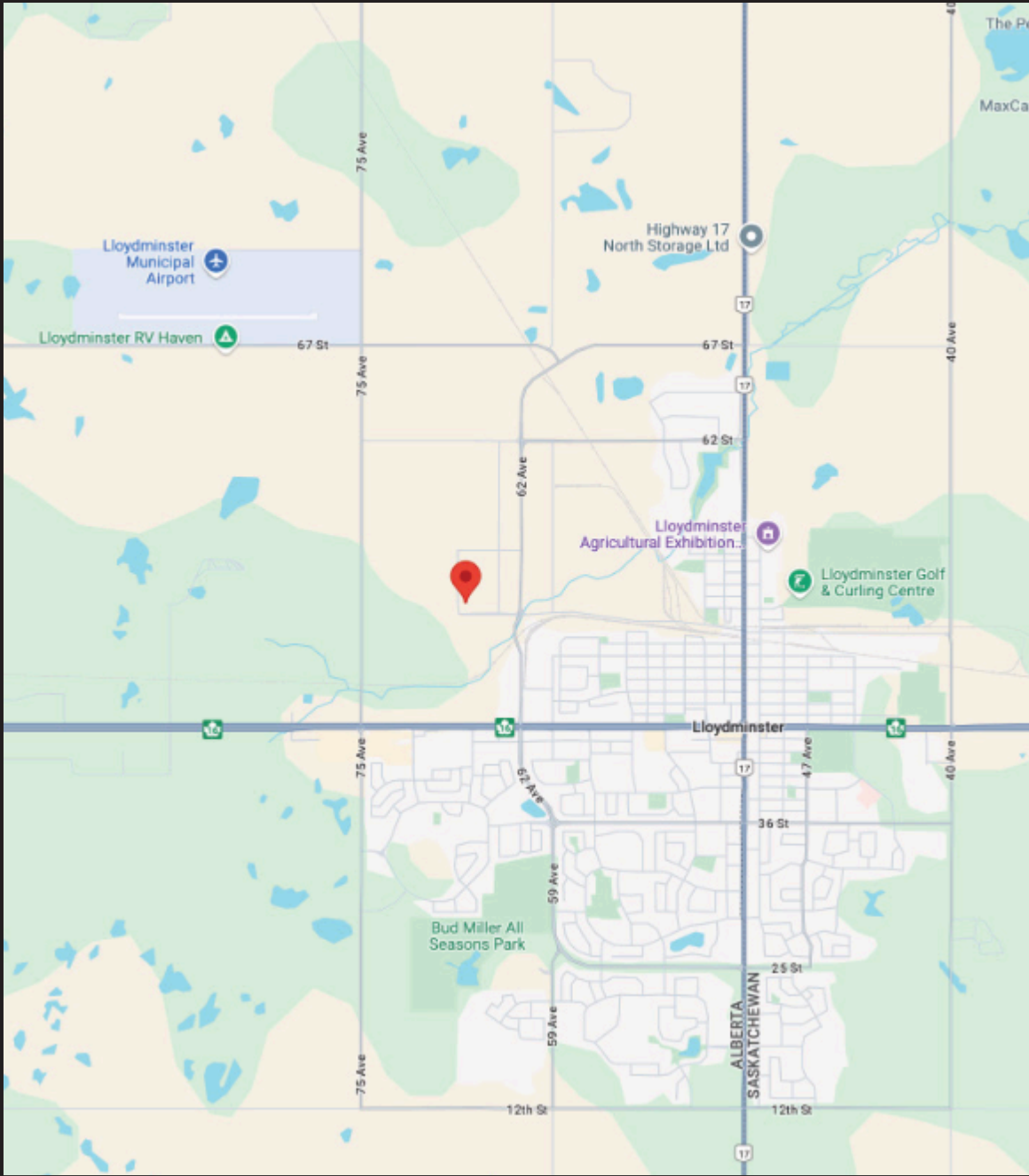
<b>Legal Description:</b>	<b>Lot 11B, Block 16, Plan 1322400</b>
<b>Year Built:</b>	<b>2014</b>
<b>Building Type:</b>	<b>Industrial I2, Medium</b>
<b>Zoned:</b>	<b>Industrial</b>
<b>Property Tax 2025:</b>	<b>\$33,992.00</b>
<b>Heating:</b>	<b>Overhead Heater(s), Floor Furnace, Natural Gas</b>
<b>Cooling:</b>	<b>Central Air</b>
<b>Power:</b>	<b>3-Phase</b>
<b>Overhead Doors:</b>	<b>(1)10'H x 10'W, (1)10'H x 8'W, (1)14'H x 10'W</b>
<b>Dock Doors:</b>	<b>(4)7'H x 6'W</b>
<b>Fenced Compound:</b>	<b>Yes</b>
<b>Paved Yard:</b>	<b>Yes</b>
<b>MLS #:</b>	<b>A2296588</b>



# PROPERTY PHOTOS



# LOCATION MAP



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