



For lease

1027 11 Avenue
Coaldale, AB



Modern industrial flex space available in Coaldale offering 28' ceiling heights, two 12' x 14' overhead doors, and a recessed dock.

Get more property information

Josh Marti

Principal, Vice President

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1027 11 Avenue
Coaldale, AB T0K 0T0



Property Description

The subject property offers 11,712 sf of high-quality industrial flex space. The property offers 28' ceiling heights, multiple 12' x 14' overhead doors, and a recessed dock. The layout includes a 11,712 sf main floor with two overhead doors and an optional second floor build-out. This space would be great for manufacturing, wholesale and distribution, and logistic users. Possession is negotiable.

Location Description

The subject property sits on a desirable 2-acre corner lot in the town of Coaldale, 10 minutes east of the City of Lethbridge. The location is easily accessible and in close proximity to the Highway 3 and Highway 845 corridors. Take advantage of significant discount on operating costs compared to City of Lethbridge rates.

Offering Summary

Opportunity	11,712 sf
Lot Size	2 acres
Legal Address	1811685;18;18-19
Zoning	Industry 1
Lease Price	\$16.00 psf
Additional Rent	\$4.29 psf
Possession	Negotiable

Property Highlights

- 28' clear ceiling height
- Two 12' x 14' OHD's
- A recessed loading dock
- 9" floor with racking rating up to 10,600 lbs per post





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