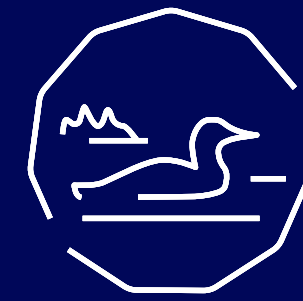


For Sublease: Freestanding Shop Facility

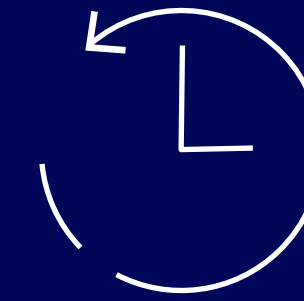
1782 32 Street SW, Medicine Hat, AB



Building Specifications



Sublease Rate:
\$8.50 PSF



Available:
Immediately



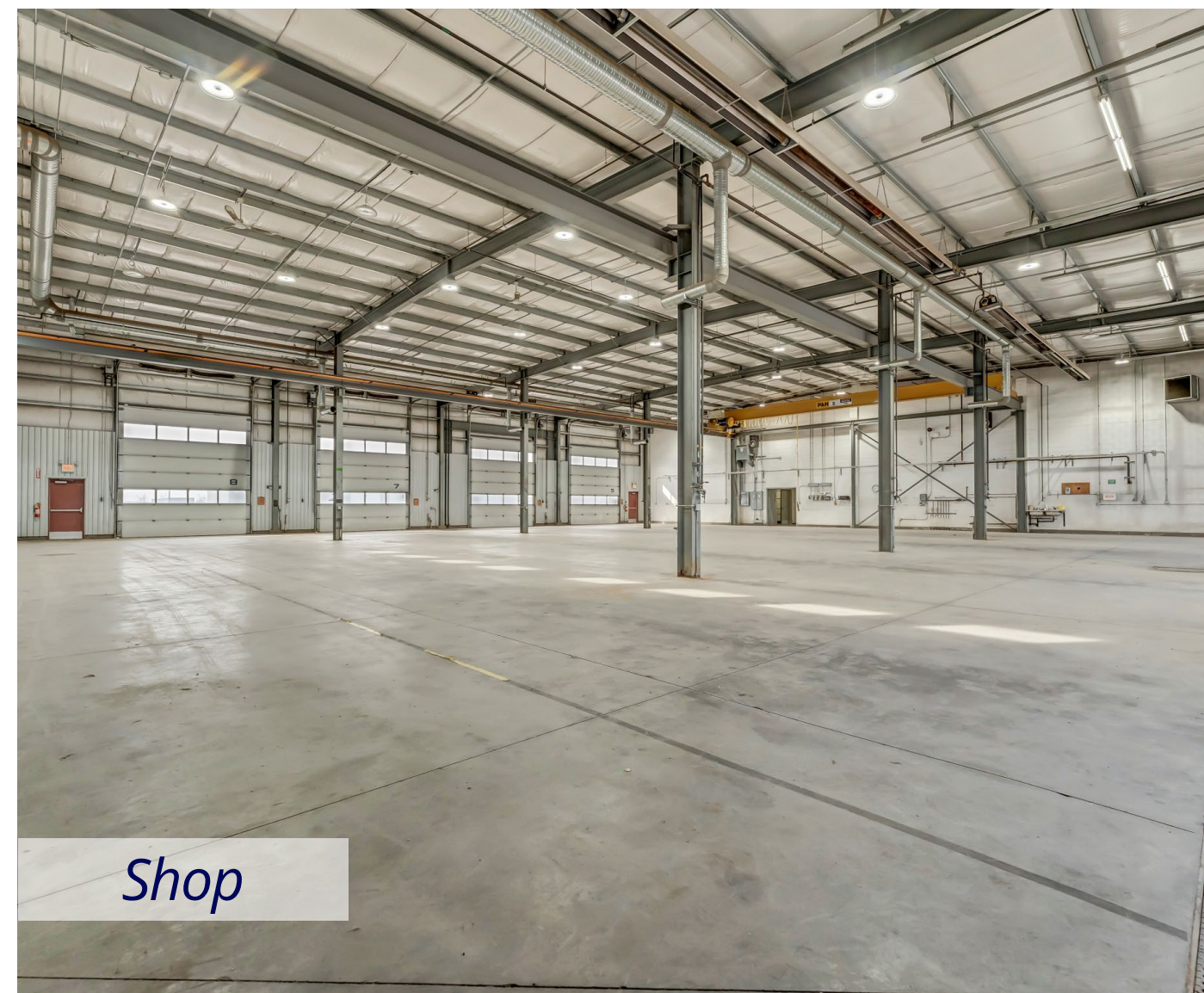
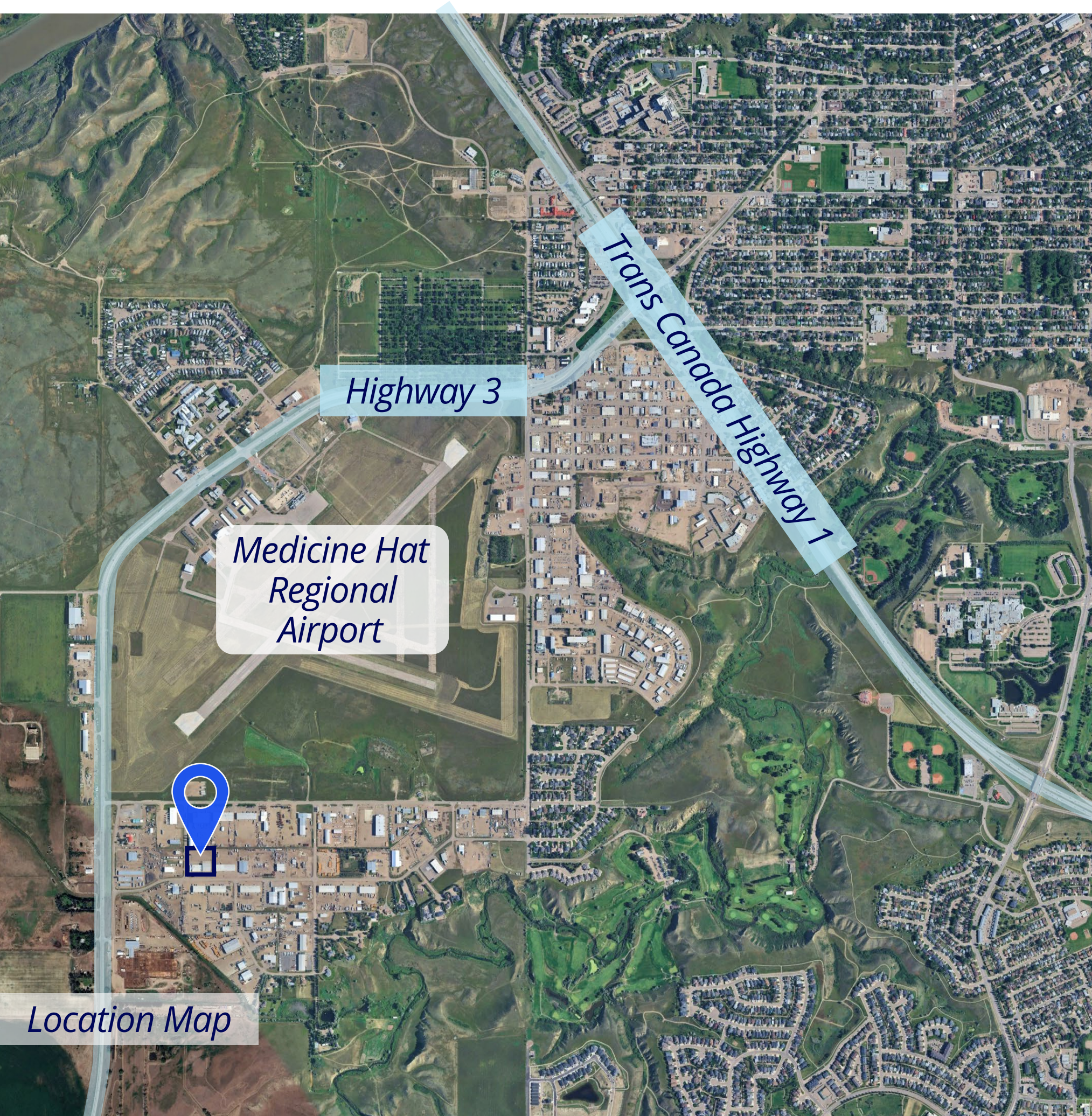
Property Taxes:
\$67,180
(2025)

Zoning	I-G: General Industrial			
Site Area	2.47 acres (21.7% site coverage)			
Building Areas	West Shop:	East Shop:		
	Office/Showroom:	2,860 SF	Main Floor Office:	1,717 SF
	Second Floor Office:	1,775 SF	Second Floor Office:	1,717 SF
	Parts/Receiving:	2,449 SF	Shop:	10,559 SF
	Shop:	5,843 SF	Shop:	10,559 SF
	West Shop Total:	12,927 SF	East Shop Total:	13,993 SF
	Total Building : 26,921 SF			
Ceiling Height	16'7" clear	20'7" clear; 16' underhook height		
Loading	(8) 14' x 16' grade doors	(8) 14' x 14' & (1) 8' x 10' grade doors		
Electrical	200 amp, 600 volt, 3 phase, with step down transformer to 120/208 volt <i>(to be confirmed by subtenant)</i>	125 amp, 600 volt, 3 phase, with step down transformer to 120/208 volt <i>(to be confirmed by subtenant)</i>		
HVAC	Radiant heating units	Radiant heating units		
Drainage	(2) trench drains with sumps	Multiple sumps		
Cranes	none	(1) 5 ton overhead bridge crane		
Features	<ul style="list-style-type: none"> • Shop areas can be subleased separately or together • Make up air system, air compressor, air lines throughout • Head lease expires September 30, 2030 • Large graveled yard with double swing gate & perimeter fence 			



For Sublease: 1782 32 Street SW, Medicine Hat, AB

Map & Photos



Contact Us For More Information:

Local Contact:

Jen Boyle

Grassroots Realty Group
+ 1 403 458 3974
jen@jenboyle.ca

Evelyn Stolk, CCIM

Executive Vice President
+1 780 690 3224
evelyn.stolk@colliers.com

Rod Connop

Executive Vice President
+1 780 940 9159
rod.connop@colliers.com

Chance Thomas

Vice President
+ 1 780 246 5354
chance.thomas@colliers.com

Kelly Pawlik

Vice President
+ 1 780 288 7272
kelly.pawlik@colliers.com



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