

Industrial shop for lease

1276 32 Street SW
Medicine Hat, AB



**Flexible industrial facility
with a large yard and
excellent highway access**



20,400 sf +/-
industrial shop



4 OHD's
(up to 20' x 12')



Convenient location

Get more property information

Adam Andrews
Senior Associate
403 942 8099
adam.andrews@avisonyoung.com

Daniel Kitching
Associate
403 942 5678
daniel.kitching@avisonyoung.com

Industrial shop for lease

1276 32 Street SW
Medicine Hat, AB T1B 3N7



Property Description

Designed to accommodate a wide range of industrial and service commercial operations, this 20,400 sf +/- facility features approximately 18,000 sf +/- of warehouse/shop space and 2,400 sf +/- of office area, including three private offices, reception area, two washrooms, and a large staff room.

The approximately 200' x 90' warehouse/shop has four overhead doors (1 - 20' X 12', 1 - 10' X 12', and 2 - 16' x 12') and approximately 2.26 acres of yard space, provides excellent functionality for warehousing, logistics, manufacturing, contractor operations, fleet service, distribution, or businesses requiring substantial indoor and outdoor operational capacity. Offered at \$8.00 psf plus operating costs and GST.

Property Highlights

- 2.26 acres +/- of yard space
- Approx. 200' x 90' warehouse/shop
- Functional office layout with reception, private offices, staff washrooms, and a large staff/lunch/boardroom
- 20' x 12', 10' x 12' and two 16' x 12' overhead doors
- 16' column spacing
- Quick access to Highway 1 and Highway 3

Offering Summary

Opportunity	20,400 sf
Site Size	2.26 acres
Legal Address	781044;1;8
Zoning	General Industrial (I-G)
Lease Price	\$8.00 psf (\$13,600 / Month)
Additional Rent	\$2.15 psf
Possession	Immediately

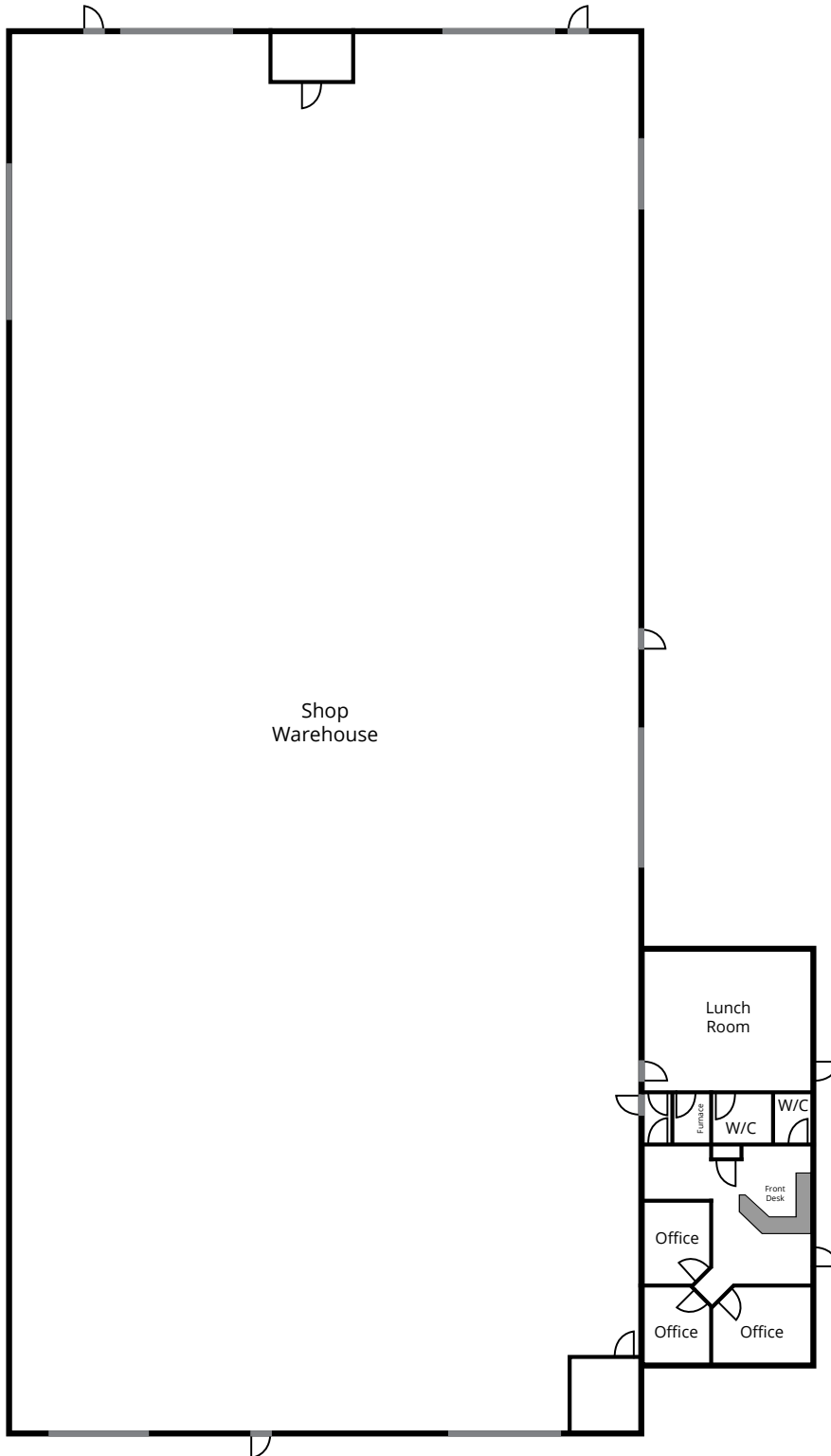
Location Description

Located in Medicine Hat's highly desirable Southwest Industrial area, 1276 32 Street SW offers excellent access to both the Trans-Canada Highway (HWY-1) and Crowsnest Highway (AB-3), providing efficient connectivity for transportation, logistics, and distribution throughout Southern Alberta and Western Canada. Its central location within the city allows for convenient access to major commercial areas, suppliers, customers, and labour pools, making it well suited for businesses requiring strong regional highway exposure combined with efficient day-to-day in-city operations.

Industrial shop for lease

1276 32 Street SW
Medicine Hat, AB T1B 3N7

Floor Plan







Get more property information

Adam Andrews
Senior Associate
403 942 8099
adam.andrews@avisonyoung.com

Daniel Kitching
Associate
403 942 5678
daniel.kitching@avisonyoung.com

Avison Young | Gas Light Plaza #105 | 579 - 3 Street SE | Medicine Hat, AB T1A 0H2 | 403 330 3338

