

**AVISON
YOUNG**

Industrial property for lease

2525 36 Street North, Unit A

Lethbridge, AB T1J 4C9

26 AVENUE NORTH

UNIT A

36 STREET NORTH

**Industrial space option available in an
easily accessible North Lethbridge location**

**Get more
property
information**

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704 4th Avenue South, Suite 295 | Lethbridge, AB T1J 0N8 | 403 330 3338

Property Overview

Municipal Address

2525 36 Street North

Legal Address

1512039;4;22

Zoning

General Industrial (I-G)

Possession

Unit A - Available September 1, 2026

Property Description

The subject property offers a flexible industrial pull-through bay and shop space suitable for a variety of users.

Location Description

The subject property is located in a desirable area of Churchill Industrial Park on the corner of 26 Avenue and 36 Street.





Unit A Overview

Leasable Area

1,803 sf of shop space

Lease Price

\$1,700 / Month

Additional Rent*

\$880.47 / Month (2026 Est.)

*Additional rent includes the tenant's proportionate share of electricity, natural gas, water, and sewer utilities

Electrical

3-Phase Power

HVAC

Radiant Heaters throughout

Ceiling Height

24' clear span

Loading Options

Two 12'x14' OHDs

Pull through bay

Shop Space Highlights

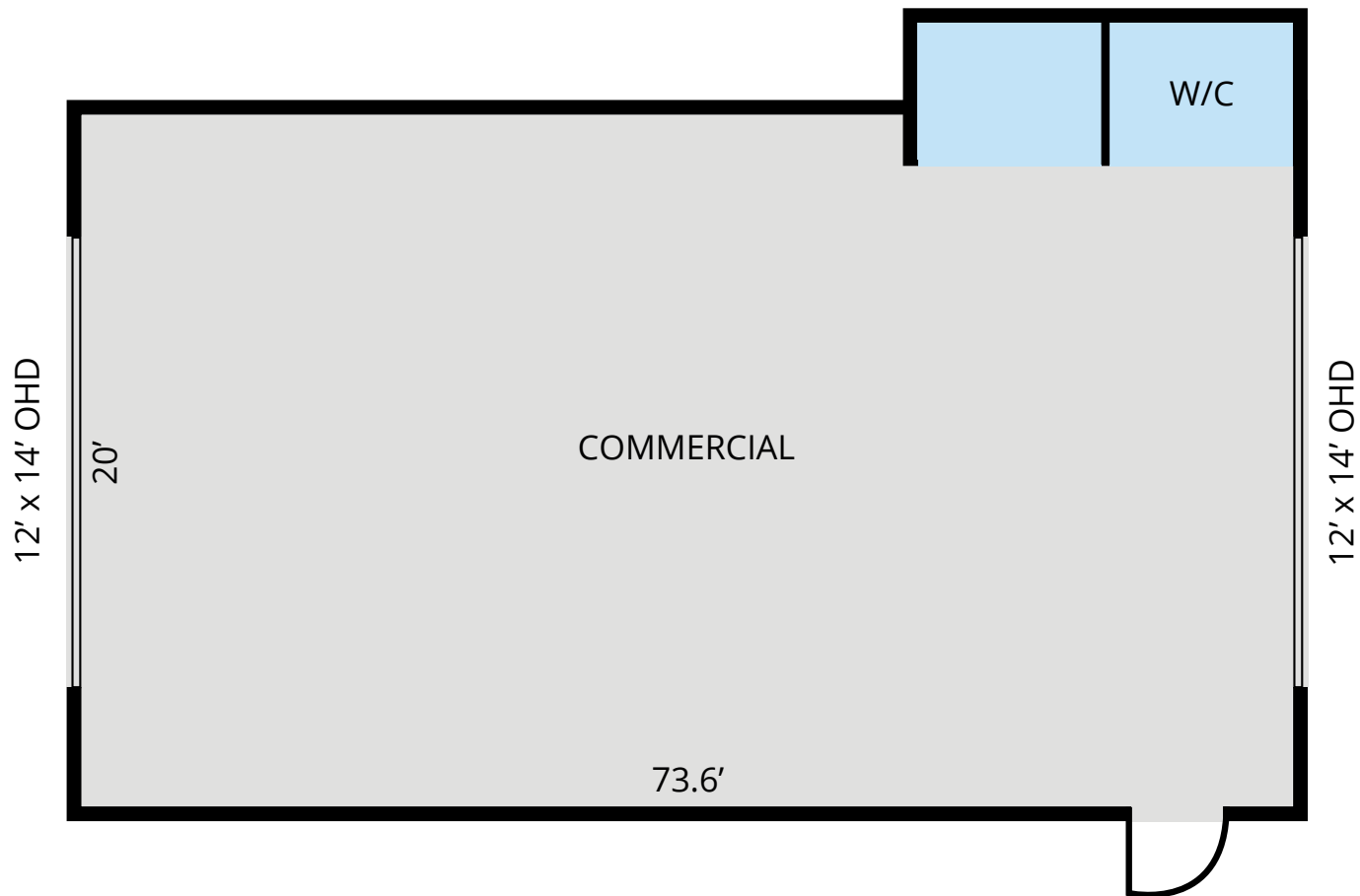
- Additional yard space available if required

Additional Details

- Two-piece washroom
- Floor drain



Unit A Floor Plan



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For Inquiries, Contact:

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