

**FOR LEASE**



Partnership. Performance.

## 8,000 SF INDUSTRIAL WAREHOUSE SPACE

### PROPERTY FEATURES

- 80' x 100' Industrial warehouse space with open floor plan and one 8'x8' overhead door
- Located south of the Industrial park, easily accessible and visible from 43 Street North
- Common yard and parking lot
- Building is shared with two other tenants

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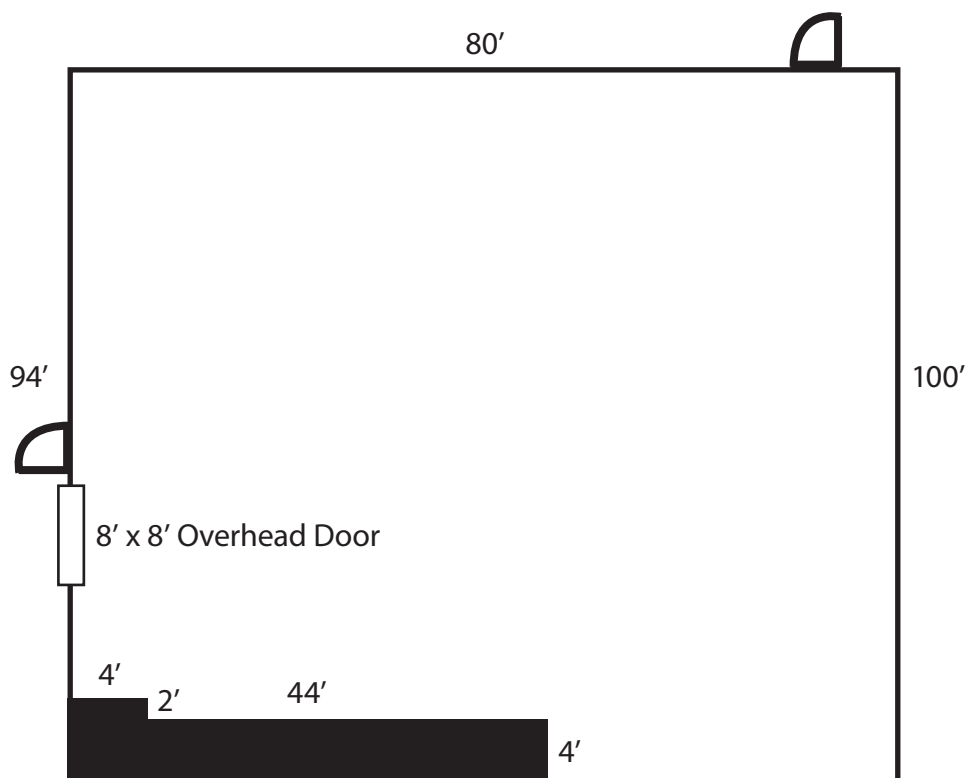
4309

8TH AVENUE NORTH,  
LETHBRIDGE, ALBERTA

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## PROPERTY DETAILS

Available Area	8,000 sf
Legal Address	Plan: 9312509, Block: 3, Lot: 2
Zoning	Industrial General (I-G)
Lease Price	\$7 psf (tenant improvement allowance available on longer term options)
Operating Costs	\$2.50 psf
Electrical	200 Amp, 3 Phase
HVAC	Radiant heat (x2)
Ceiling Height	23' Clear span
Loading Options	One 8' x 8' overhead door
Available	Immediately
Space Details	Fire sprinklers and floor trench drains



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#### LOCATION MAP



#### AERIAL VIEW



For more information, please contact:

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