



Associate: **Doug Paisley**

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Lot Area 38,105 Sq Ft m/l
Building Size: 4,872 Sq Ft m/l

Daily Traffic 9,000 VPD
Volumes

Zoning: I - G

Parking: Offstreet 10+

Legal Lot: 14
Description Block: 6
Plan: 0514492

Operation Costs \$2.50 SF m/l

Property Info

221 – 28 Street North, Lethbridge, AB

- new built clear span warehouse
- 20' ceiling height
- 2 ground level bay doors
(1 – 12' x 14', 1 – 14' x 14')
- fenced lot with asphalt yard cover

Offered to lease at \$ 8.00 / Sq Ft



[BANKERS COMMERCIAL REAL ESTATE #102, 1122 - 3 Avenue South. Lethbridge, Alberta T1J 0J6](#)

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Owner	Sauer Holdings Inc.	Sale or Lease	Lease
Contact Info	Mark Sauer	Area of Town	North industrial
Address	221 – 28 Street N	Taxes	\$10,400
Legal	L-14 B-6 P-0514492	Insurance	\$1,200 / year
Total Building Size	4,872	Warehouse Size	4,872 SF
Office Size	N/A	Fenced	Yes
Lot Area	38,105	Zoning	I - G
Operating Cost Rate	\$2.50 SF	Type of Lease	Triple net
Lease Rate	\$8.00 SF	Type of Heating	2 x forced air
Improvement Allowances	Negotiable	Possession	Immediate
Term of Lease Preferred	3 to 5 years	Height to Beams	20' eaves
Column Grid	Open span	Electrical Service	200 amp – 600 volt
Sprinklered	No	Year Build	2008
Construction Type	Pre-engineered steel	Janitorial Service	N/A
Loading Options	2 ground level bay doors	Elevator	N/A
Operating costs include	Taxes, insurance	Handicap Assessable	Yes
Traffic Count	9,000-10,000	Yard Cover	Asphalt
Floor Load	Heavy duty	Public Washrooms	yes
Atrium	no	Cranes	no
Natural Light	yes	Roof Cover	Metal
A/C	no	Roof Age	1 year
Flooring	concrete	Parking Stalls	10 off street
Rail Access	N/A	Environmental Report	Phase 1
Public Transit	Yes - close	Sign Options	Back lit box

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