

FOR LEASE >

OFFICE SPACE AND WAREHOUSE

450 - 31 Street North, Lethbridge, Alberta



Map and Street View

BUILDING DETAILS

Building Size	77,000 square feet (m/l)
Land Size	approximately 7 acres
Annual Net Rent	starting from \$8.00 per sq. ft.
Operating Costs	Triple Net
Occupancy Date	Negotiable

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Ceiling Height	12 feet
Loading Doors	6 dock height doors, levelers
Roof	Tar and Gravel
Yard	Paved lot and landscaped
Zoning	Direct Control
HVAC	Rooftop AC, boiler heat
Parking	On-Site (all powered)
Number of Offices	20+

COMMENTS:

- The building has numerous offices and meeting rooms, as well as several large (10,000 sq. ft. plus) open areas that can accommodate a variety of uses.
- Former manufacturing building converted to office and studio space.
- Can be sub-divided to create smaller units.
- Large parking lot

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