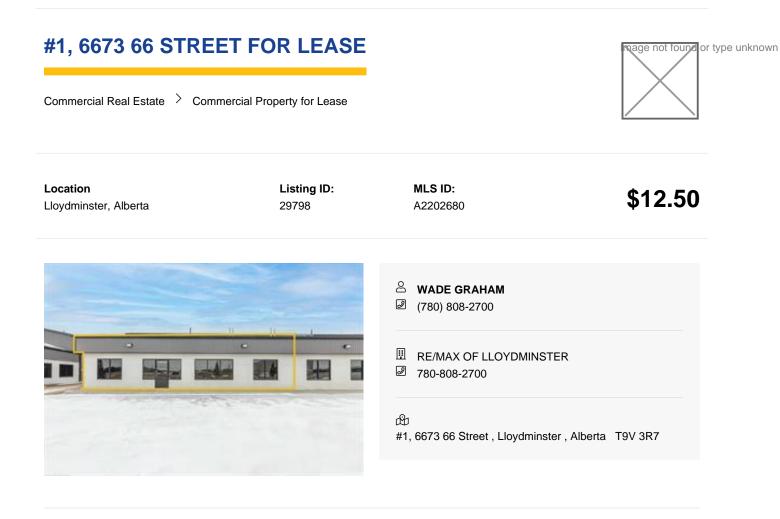


**Generated:** May 1, 2025, 17:30:43

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<b>Transaction Type</b>	<b>Days On Market</b>	Lease Amount
For Lease	48	12.50
Lease Frequency	Lease Term	<b>Zoning</b>
Annually	Negotiable	I2
Subdivision	Year Built	Structure Type
Hill Industrial	2012	Industrial
Property Type	Property Sub Type	Legal Plan
Commercial	Industrial	1125570
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Construction Type
5000.00	464.51	Metal Frame
<b>Roof</b> Metal	<b>Cooling</b> Central Air	<b>Heating</b> Overhead Heater(s),Forced Air,Natural Gas
Inclusions	Restrictions	Reports

Prime 5,000 SF Industrial Property in Hill Industrial Park Located in the highly sought-after Hill Industrial Park, this 5,000 SF industrial property offers exceptional accessibility to Lloydminster's key truck routes, including 67th Street and 62nd Avenue. The yard is fully packed and graveled, featuring two catch basins for efficient drainage. The 3,750 SF shop space (75' x 50') is designed for functionality, boasting 18' ceilings, two 16' H x 14' W electric overhead doors, a sump, radiant heat, and 3-phase power, ensuring seamless operations for industrial users. Additionally, the shop includes one washroom for convenience. The office area provides a well-organized layout with three private offices, a reception area, a storage/printer room, and an additional washroom. With paved front parking and I2 zoning, this property is well-equipped to accommodate a variety of industrial uses. Don't miss this opportunity—contact us today for more details or to schedule a viewing!

None

None Known

NA

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