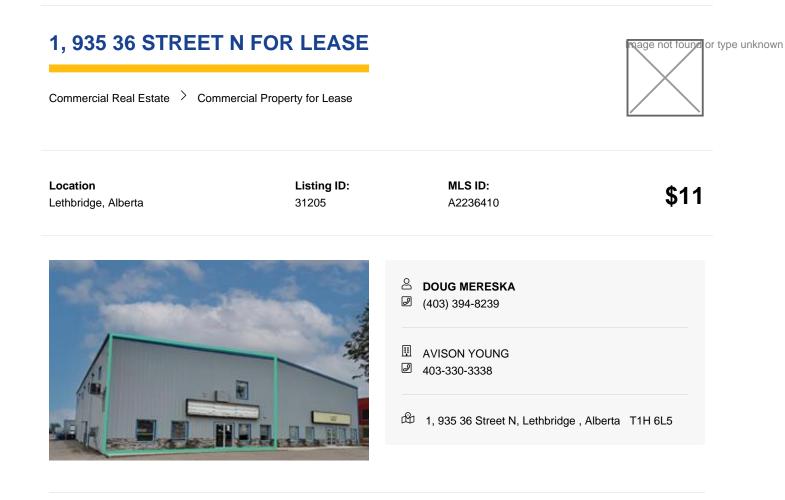


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Transaction Type For Lease

Lease Amount 11.00

Lease Term Remaining 12

Subdivision Churchill Industrial Park

Structure Type Industrial

Legal Plan 8111441

Building Area (Sq. M.) 498.14

Construction Type
Aluminum Siding

Heating Make-up Air, Forced Air, Natural Gas

Inclusions

Title Fee Simple

Lease Frequency Annually

Sub Lease

Building Type Free-Standing

Property Type Commercial

Office (Sq. Ft.) 750.0000

Lot Size (Sq. Ft.) 64033

Electric 200 Amp Service,Three Phase

Lot Features Paved

Restrictions None Known Days On Market 62

Lease Term Other

Zoning I-G

Year Built 2008

Property Sub Type Industrial

Building Area (Sq. Ft.) 5362.00

Lot Size (Acres) 1.47

Cooling Central Air

Access to Property Direct Access

Reports Aerial Photos, Title

This industrial unit is located centrally in the Churchill Industrial Park across from the Lethbridge Sports Park (rugby club) with access to 9th Avenue North via 36th Street North. The unit has street frontage along 36th Street North with a customer entrance, lightbox signage, and ample customer parking. The site is fully fenced and gated, with fob access after-hours; some yard space alongside the north side unit is available for the tenant's use. The customer entrance opens to a finished reception area with two private offices, one of which leads to the shop, great for a shop manager or foreman's office. The unit features two bathrooms, one in the office and one in the shop. The Office area has a forced air furnace, air conditioning, and an electric hot water tank. The shop area spans the 100' depth of the building with 25'-28' ceilings. The shop features a second floor with a 15'x15' finished board/lunchroom, radiant heaters, two sump-floor drains, two 16'x16' overhead doors, a large make-up air unit, 200-amp, 600-volt, 3 phase power, and a 5-ton crane (negotiable) with a 19' hook height. 1. 5-tonne crane (negotiable) 2. 25'-28' ceilings 3. Large make up air system 4. Radiant heaters in shop 5. 2 sump floor drains, one by each door 6. Two 16'x16' overhead doors

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