

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1212 30 STREET N FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Lethbridge, Alberta



Listing ID:
33129


MLS ID:
A2273740

\$6,000



 **ROBERT KINNIBURGH**
 (403) 315-5154

 Bankers Commercial Real Estate
 403-327-1133

 1212 30 Street N, Lethbridge , Alberta T1H 7H6

Transaction Type

For Lease

Days On Market

1

Subdivision

Churchill Industrial Park

Year Built

2025

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

2011529

Building Area (Sq. Ft.)

4900.00

Building Area (Sq. M.)

455.22

Lot Size (Sq. Ft.)

22215

Lot Size (Acres)

0.51

Roof

Metal

Inclusions

N/A

Restrictions

Landlord Approval

Reports

Call Lister

New 50' x 86' shop with three overhead doors, and attached 612 sqft fully finished office with washroom. 7500CFM Air Make Up Air, mounted on mezzanine, ducted to high level with balancing device. Fresh air intake ducted from outside c/w 30x60 louvre and filter racks and 2" Foil Back Insulation. Interlock with exhaust fan to run with building lights. 2 - 150K BTUH Radiant Heaters, vented thru roof. 70K BTUH Furnace for office space, c/w 2ton AC, 2KW electric FA heater. 1hr Fire Dampers @ mech room, 3Ø 200A 120/208V service, Oil/water separator with in floor trench drains. Second washroom in shop. Tenant to pay property taxes, insurance and utilities.

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