

FOR

SALE



**BARCLAY
STREET**
REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

103,103 square feet on 5 acres
3901 - 36th Street N, Lethbridge, AB



**Heavy
Power**



**Drive-in
Loading**



**50%
Construction
Complete**



**Located in
Sherring
Industrial Park**

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PROPERTY DETAILS

AVAILABLE AREA:

Office: TO BE CONSTRUCTED

Warehouse: 103,103 sq. ft.

TOTAL: 103,103 sq. ft.

PURCHASE PRICE:

\$8,500,000

\$82.44 per sq. ft.

PROPERTY TAXES:

\$167,414.28 (for 2021)

YEAR BUILT:

2019

AVAILABILITY:

Immediately

LOADING:

3 Grade Level Overhead Drive-in Doors

- » 1 - 10'W X 12'H
- » 1 - 8'6" W X 12'H
- » 1 - 14'W X 12'H

ZONING:

I-H Heavy Industrial (Fully Serviced)

CEILING HEIGHT:

18' clear

LIGHTING:

LED Fixtures

ELECTRICAL:

- » Temporary Service with Lighting ONLY
- » Designed for 4,000 Amps @ 600 Volts, 3 Phase
- » 2,500 kVA Transformer
- » Service yet to be installed

HEATING:

Overhead Gas Fired Unit Heaters

NATURAL GAS CAPACITY:

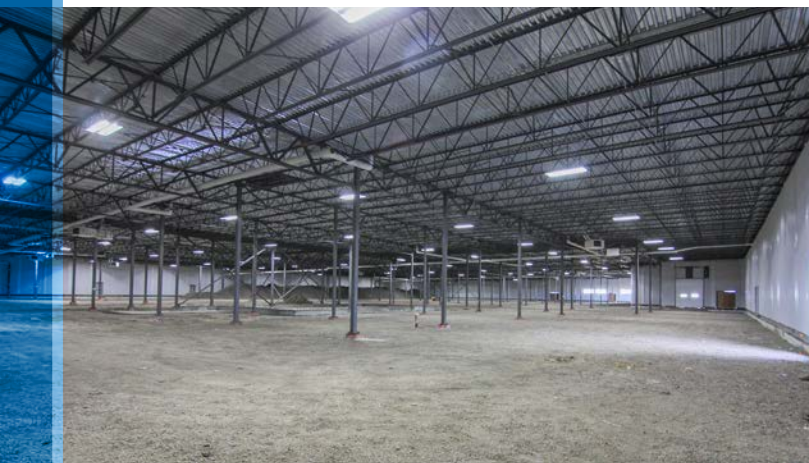
- » Installed 2" Gas Line Regulated to 2 PSI
- » Estimated Load: 22,810,000 BTU

BUILDING ATTRIBUTES:

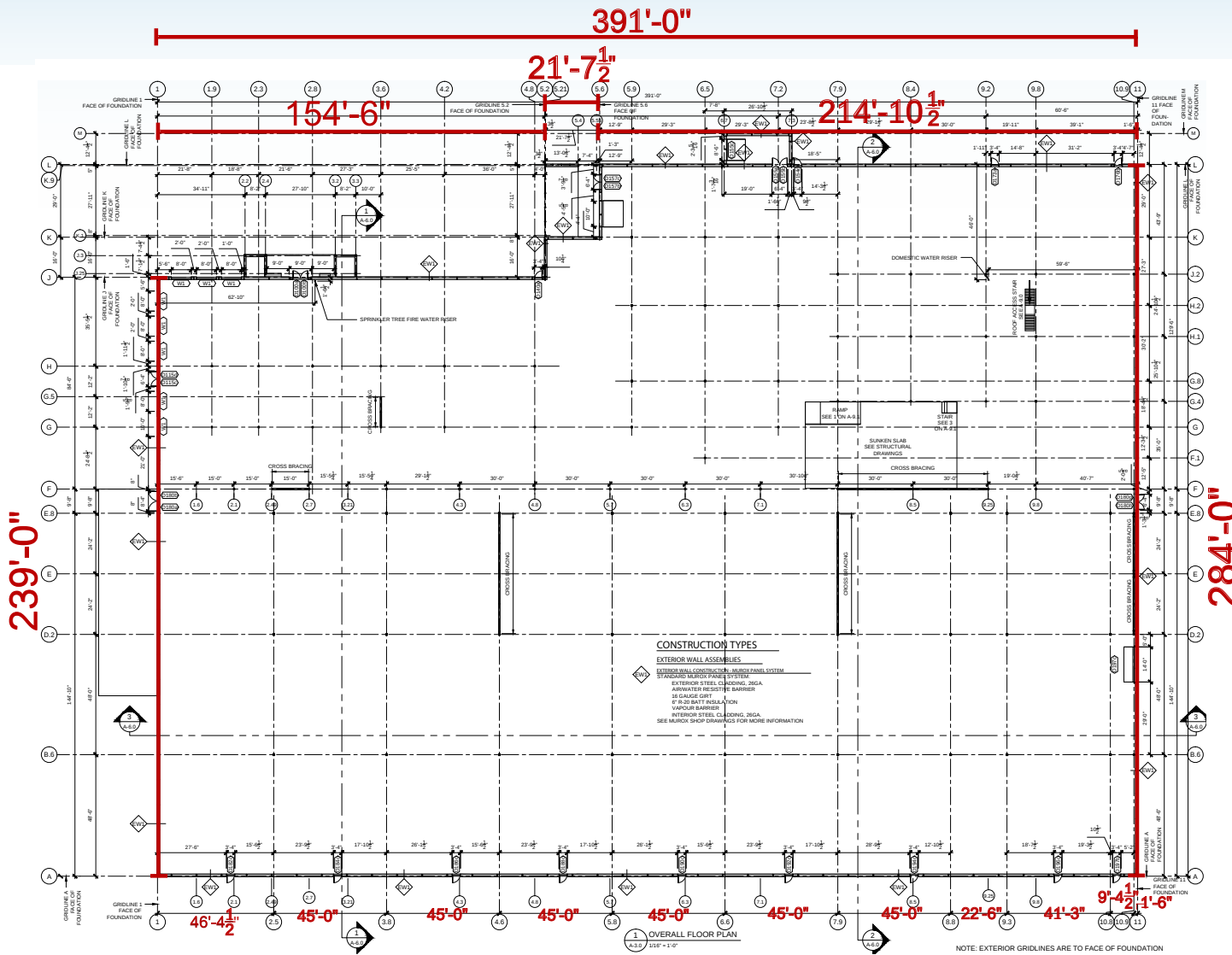
- » Conventional Steel Design
- » SBS Roof Assembly > R25 Value
- » Murox Wall Panel System > R33 Value
- » Site provides for 81 parking stalls

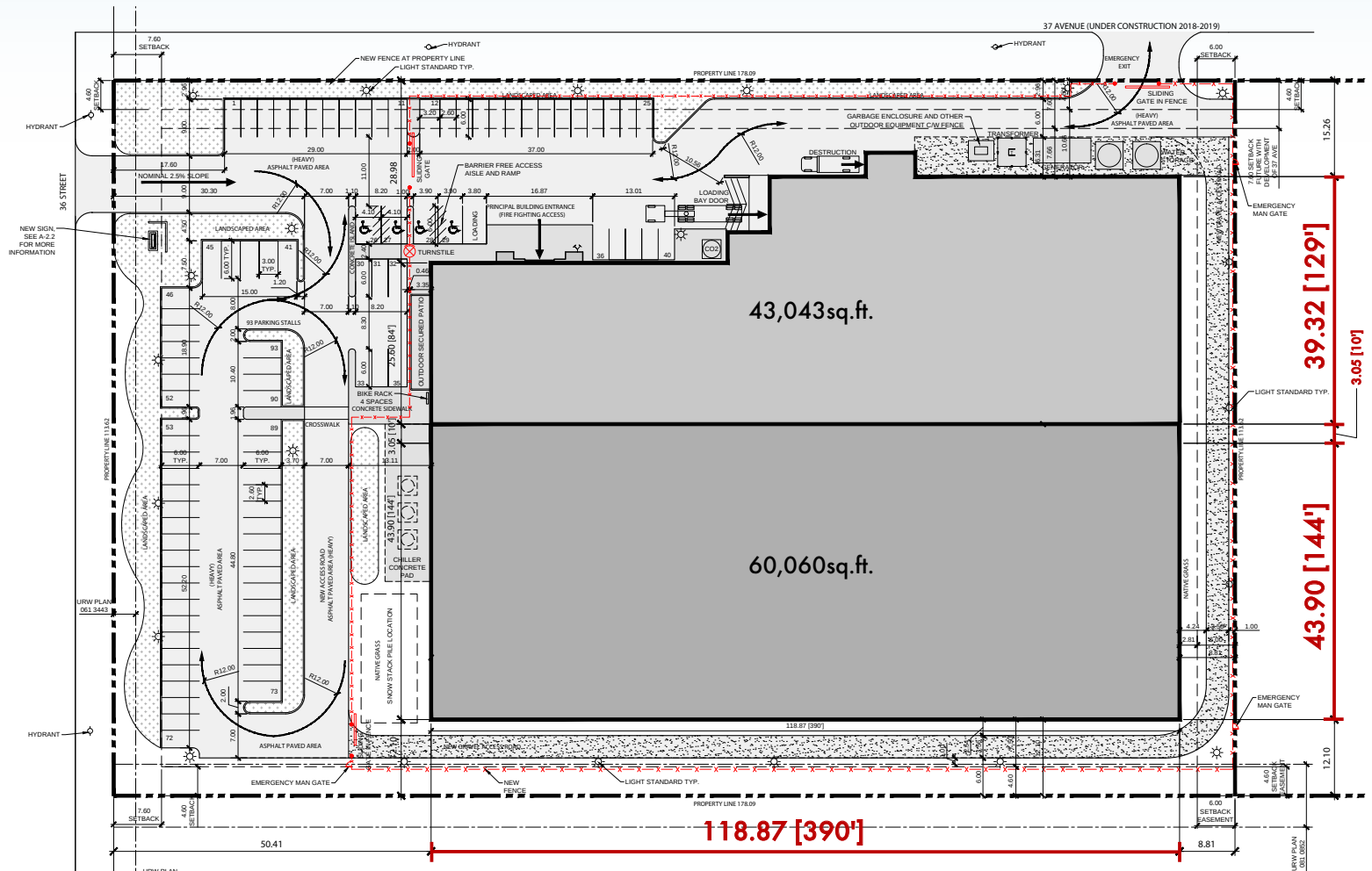
OUTSTANDING WORK:

- » All exterior site work
- » Transformer and main electrical service
- » Electrical distribution
- » Interior sub-grade prep and concrete slab
- » All plumbing and sub-grade work
- » Sprinklers

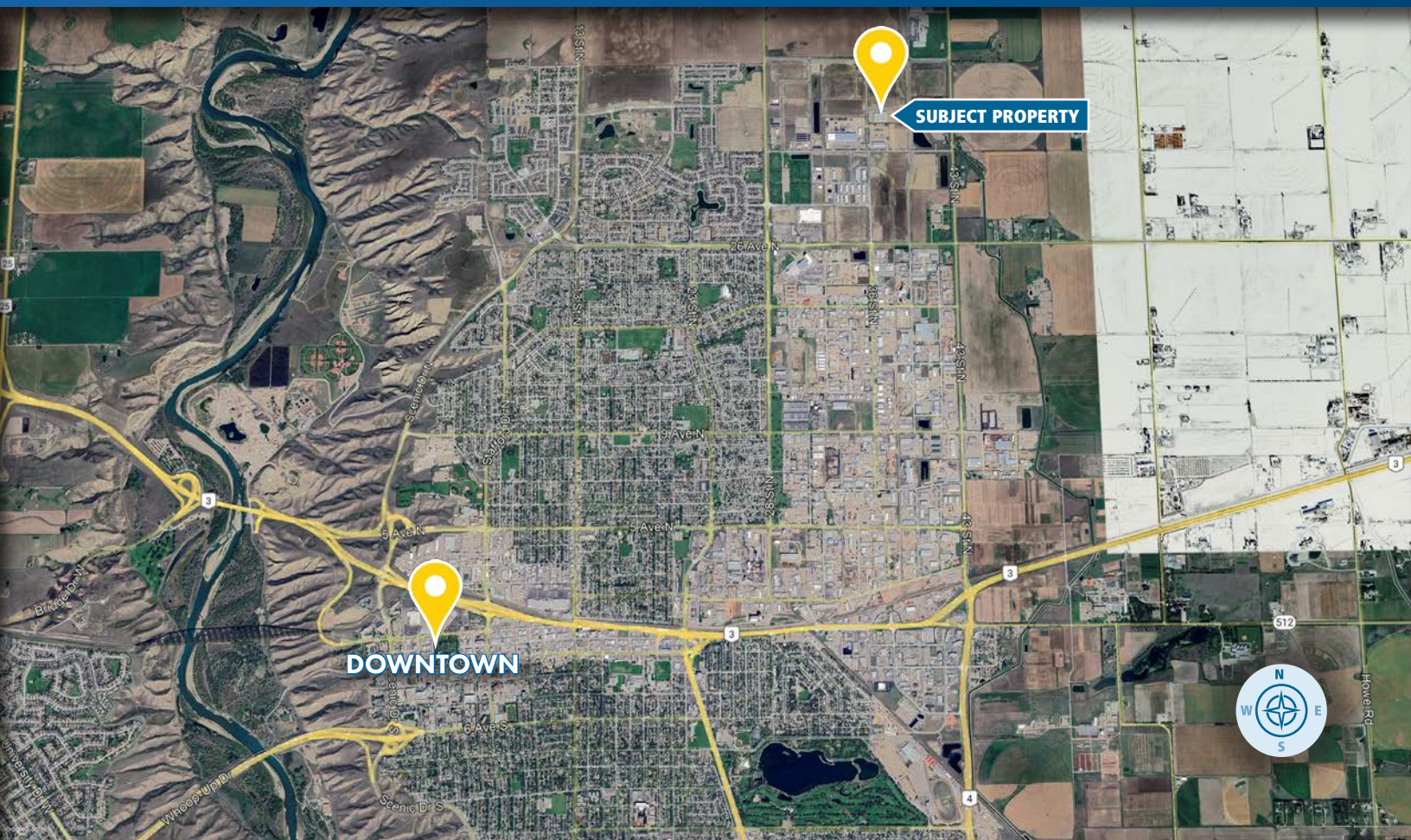


FLOOR PLAN





LOCATION



LOCATION



CONTACT US

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