

**AVISON
YOUNG**

For lease

**4309 8 Avenue North
Lethbridge County, AB**



Conceptual rendering only. This drone image has been modified using AI to depict the demising scenario, including the proposed overhead door and separate customer-facing entrance. Actual improvements may not be exactly as shown.

**8,000 sf fully demised shop space just off 43 Street North.
The unit is tenant improvement ready.**

Get more property information

Josh Marti

Principal, Vice President

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Property Description

The subject property offers 8,000 sf of recently demised industrial shop space. The unit features dedicated HVAC, electrical service, and a separate entrance, creating an efficient and functional workspace for a variety of industrial users.

The shop provides a 23' clear span ceiling height, radiant heat, a roof-top unit, floor drains, and a 14' x 16' overhead door. Tenant improvement opportunities may be available for qualified tenants on longer-term lease commitments.

Location Description

Strategically located just off 43 Street North (16,700 VPD+) with quick connectivity to Highway 3, the property offers excellent access for industrial operations, distribution, and service users. Situated within an established industrial node, neighbouring businesses include Southland International, Dunlop Western Star, Versacold, UPS, and NAPA. Tenants benefit from Lethbridge County tax advantages while maintaining convenient access to the City of Lethbridge and major transportation routes.

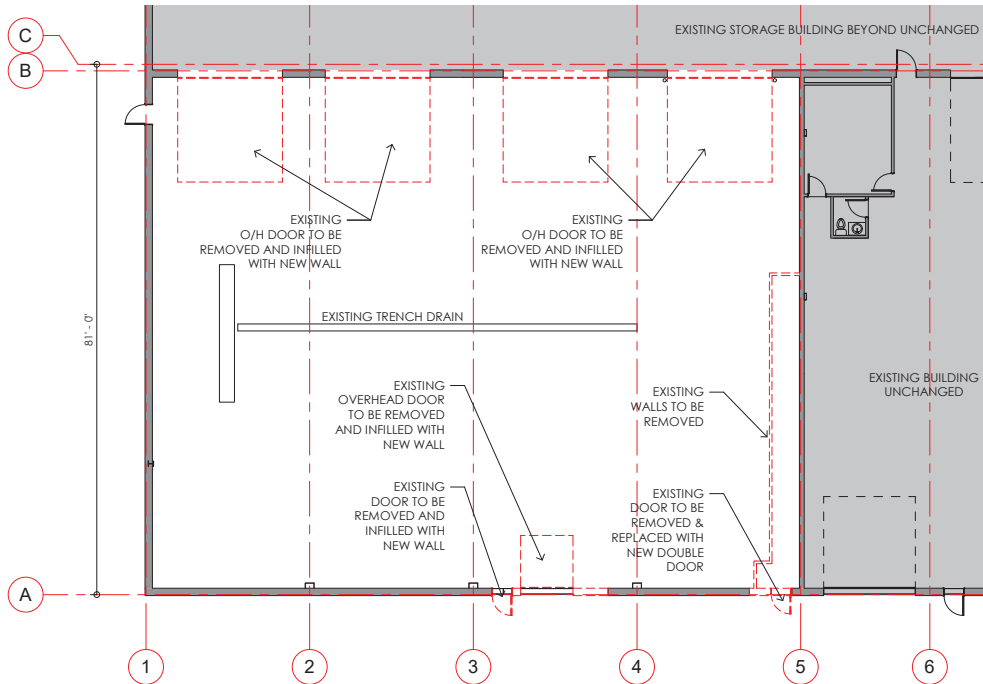
Offering Summary

Opportunity	8,000 sf
Legal Address	9312509;3;2
Zoning	General Industrial (I-G)
Lease Price	\$12.00 psf
Additional Rent	\$3.67 psf (2026)
Electrical	225 AMP, 3-Phase
HVAC	Radiant Heat X2 Roop-Top Unit (RTU)
Possession	Winter 2026

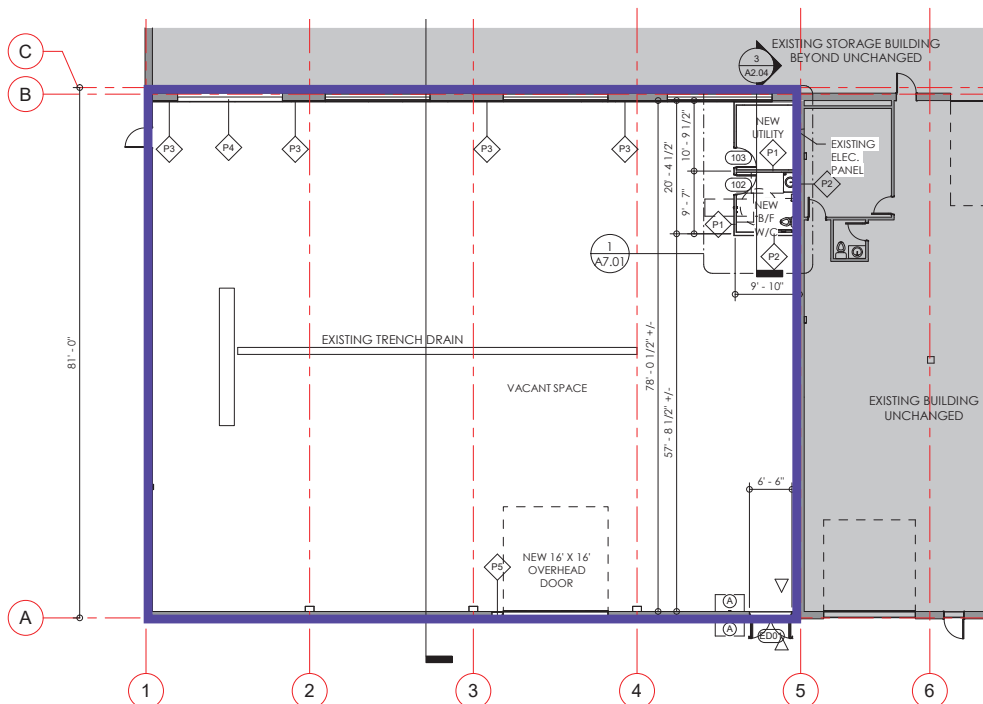
Property Highlights

- One 14' x 16' OHD
- New customer-facing entrance
- Includes 16 parking stalls
- CAM costs are less within City of Lethbridge limits
- 23' clear span ceiling height
- Fire sprinklers
- Floor drains

Floor Plan

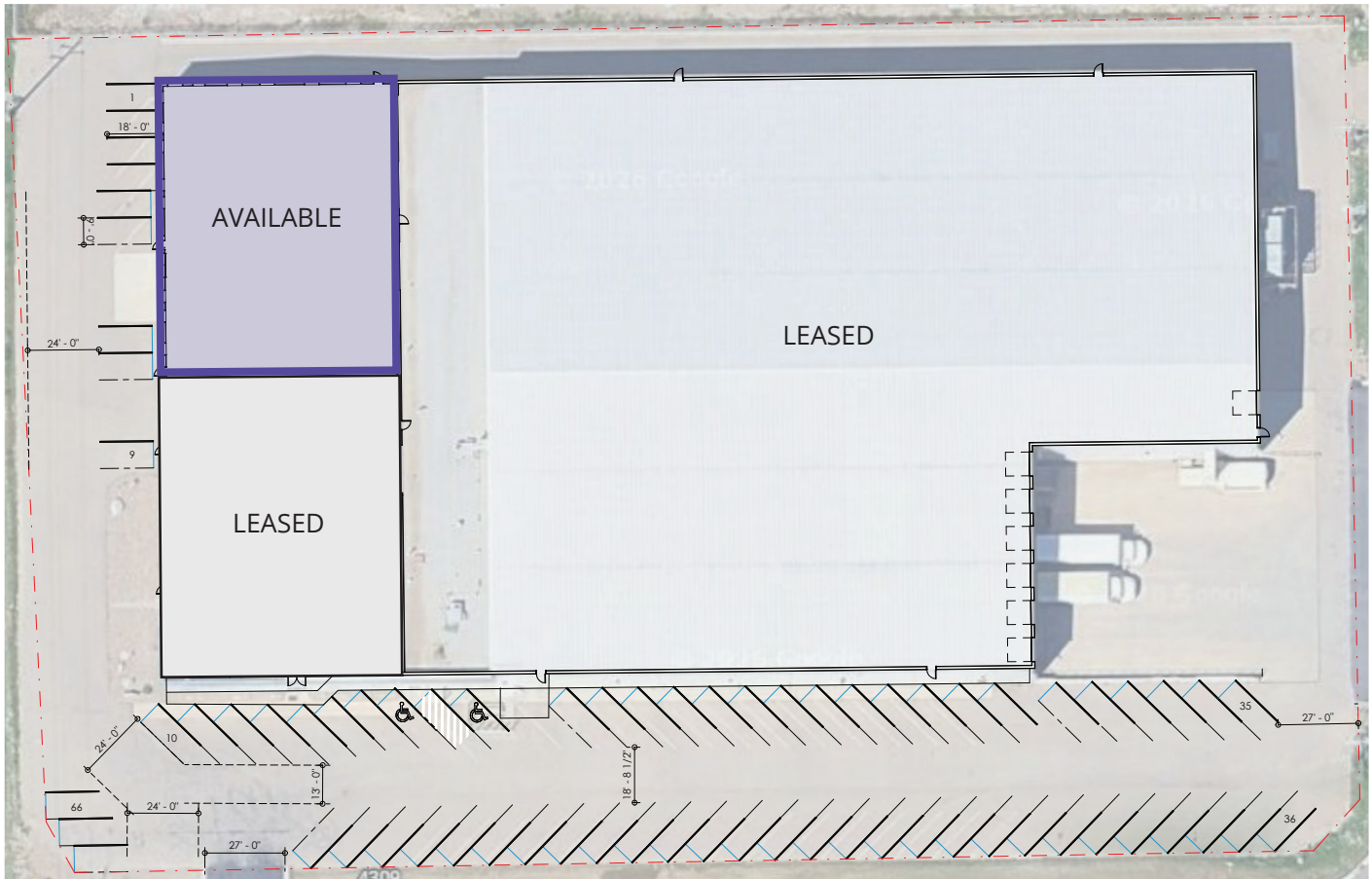


Main Floor - Demo Plan, From Previous State



Main Floor - Proposed, Tenant Improvement Ready

Site Plan



Site Uses

Permitted Uses

- Agricultural Services
- Automotive Repair and Service Shop
- Business Support Services
- Building and Trade Contractor Services
- Cartage/Moving Services
- Farm Service Product Sales
- Veterinary Clinic Small Animal
- Warehousing and Indoor Storage

Discretionary Uses

- Automotive Detail
- Industrial Supplies and Sales
- Recreation Minor

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Property Photos



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BLACK VELVET
DISTILLING CO

SOUTHLAND
INTERNATIONAL

VOLKER
STEVIN

LETHBRIDGE
BIOGAS

LINEAGE

NAPA

FINNING

43 STREET NORTH (16,700 VPD+)

HIGHWAY 3 (25,100 VPD+)

MAPLE
LEAF PORK

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