

# BANKERS



## LEASE

3287 - 32ND STREET NORTH  
1768 - 3536 SQ FT M/L  
\$5.00 / SQ FT

THIS NEWLY CONSTRUCTED CONDO IS AVAILABLE IN SIZES RANGING FROM 1768 TO 3536 SQ FT. FRONT OFFICE SPACE, MEZZANINE AND WAREHOUSE WITH OVERHEAD DOORS. LANDLORD INCENTIVE: 1ST YR BASE RENT AT \$5.00 / SQ FT ON 5 YR TERM

BROKER

**DALE NEUMAN**

403-308-7897

SR ASSOCIATE

**JEREMY KOOT**

403-330-3074

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#203, 1122 - 3RD AVENUE SOUTH, LETHBRIDGE AB T1J 0G6

OFFICE: 403-327-1133

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## COST

For Lease - Bay 5,4,1 available immediately,  
Bay 3 available July 2019  
\$5.00 per sq ft for first year on 5 yr lease term  
\$7.00 per sq ft  
Condo Fees \$180 per month  
Tenant improvement negotiable

## PROPERTY SPECS

Building Measurements 52'x222'  
Bay Measurements 34'x52'  
Lot size 0.75 acres

## BUILDING DETAILS

Office - HVAC 40,000 BTU Furnace & A/C  
Warehouse - Radiant Heat - 75,000 BTU  
Mezzanine - available to be built for an extra \$5  
per sq ft  
Metal sloped roof

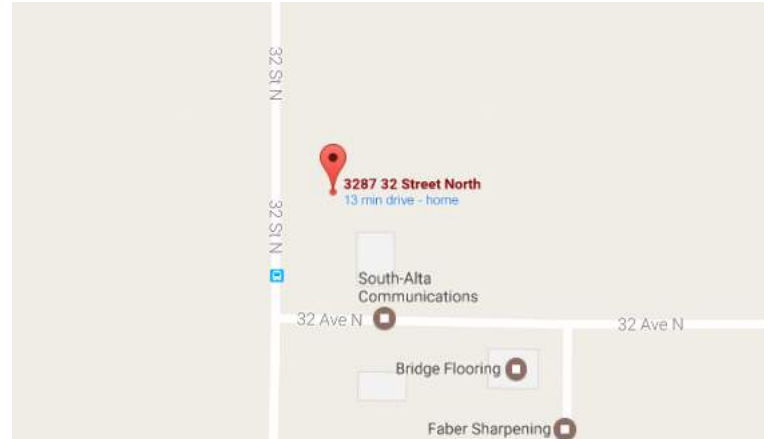
Each end unit demising wall will be completed,  
other demising walls can be built to suit at  
landlords expense.

## CITY LOCATION

Plan 1311960  
Block N/A  
Lot 5,6  
Zoning : Business Industrial (I-B)

## PROPERTY DETAILS

Paved, fenced yard



## 3287 - 32ND STREET NORTH

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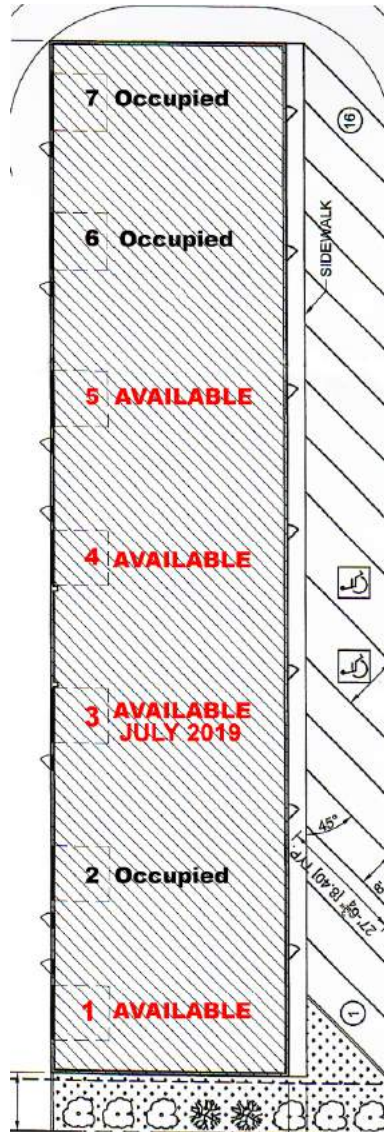
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## FLOOR PLAN



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