

FOR SUBLEASE



1782-32nd Street SW | Medicine Hat, AB
11,262 - 25,147 square feet on 2.47 acres



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PROPERTY DETAILS

TOTAL BUILDING:

Old Shop: 11,262 sq. ft.
New Shop: 13,885 sq. ft.
Total: 25,147 sq. ft.

SITE SIZE:

2.47 acres

NET SUBLEASE RATE:

Market

OPERATING COSTS:

\$2.67 per sq. ft. per annum (for 2025)
(property taxes only)

AVAILABLE:

Immediate

TERM:

September 30th, 2030

LIGHTING:

LED

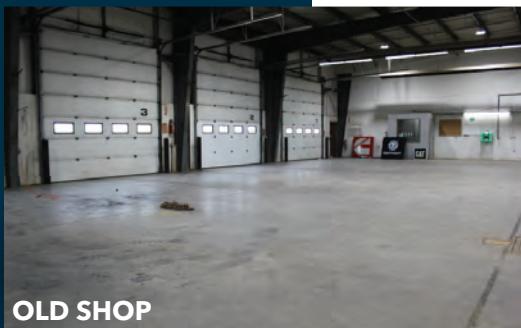
COMMENTS:

- » Turn-key demising renovations underway
- » Single-use or two-tenant facility
- » Both shops include a MUA system
- » Air compressor & airlines throughout
- » Large fenced, gravel yard
- » Corner location on 32nd Street SW





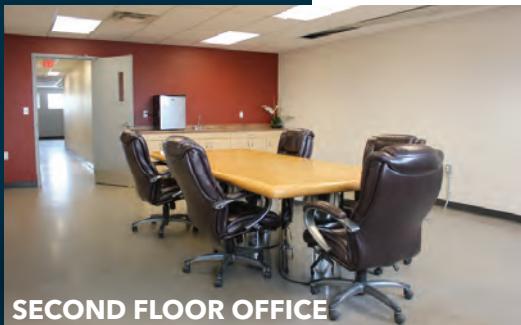
OFFICE/SHOWROOM



OLD SHOP



PARTS/RECEIVING



SECOND FLOOR OFFICE



NEW SHOP



OVERHEAD CRANE

OLD SHOP

AVAILABLE AREA:

Office>Showroom	2,860 sq. ft.
Parts/Receiving:	2,449 sq. ft.
<u>Shop:</u>	<u>5,953 sq. ft.</u>
Total:	11,262 sq. ft.

CEILING HEIGHT:

16'6" clear

POWER:

200 amps, 600 volts, 3 phase with step down transformer to 120/208 volts

LOADING:

8 - 14' X 16' drive-in doors (4 drive-thru doors)

COMMENTS:

» 2 trench drains with sumps

NEW SHOP

AVAILABLE AREA:

Main Floor Office/Parts:	1,608 sq. ft.
Second Floor Office:	1,718 sq. ft.
<u>Shop:</u>	<u>10,559 sq. ft.</u>
Total:	13,885 sq. ft.

CEILING HEIGHT:

21'6" clear

CRANE:

5 TON overhead bridge

HOOK HEIGHT:

16' clear

POWER:

125 amps, 600 volts, 3 phase with step down transformer to 120/208 volts

LOADING:

8 - 14' X 14' drive-in doors (4 drive-thru doors)
1 - 8' X 10' drive-in door

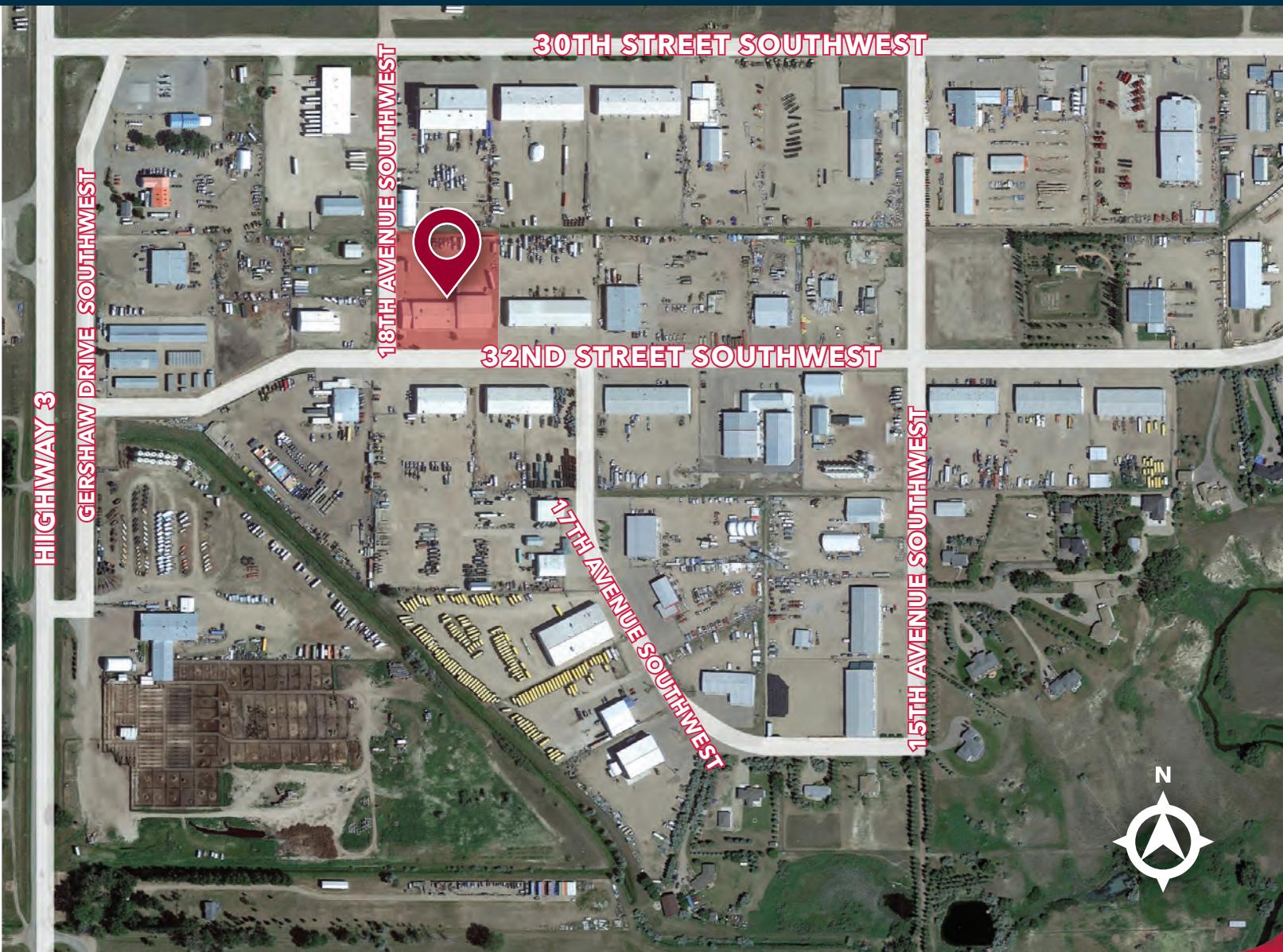
COMMENTS:

» Multiple sumps

SITE PLAN



LOCATION



CONTACT US

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