



Fostering business  
partnerships and  
economic growth in  
Lethbridge.



Cavendish Farms

Cavendish Farms

CAVENDISH RD N

Electric Substation

28 ST N

42 AVE N

30 ST N

32 ST N

RAIL (FUTURE)  
OVERHEAD POWER LINE

ORANGE DITCH

37 AVE N

DRAINAGE DITCH

36 ST N

39 ST N

Triple M Housing

GIFFEN RD N

Lethbridge Sports Park

OVERHEAD POWER LINE

35 ST N

32 AVE N

32 ST N

34 ST N

36 ST N

28 ST N

30 AVE N

RAIL (FUTURE)  
STATION MAIN

38 ST N

Pratt & Whitney





43 ST N

Tim Hortons  
Walmart  
Shoppers

OVERHEAD POWER LINE

26 AVE N

## Legend

-  I-H Heavy Industrial
-  I-G General Industrial
-  I-B Business Industrial
-  C-H Highway Commercial

**I-H Heavy Industrial** - primarily for the development of intensive manufacturing and similar high impact uses.

**I-G General Industrial** - for the development of manufacturing, processing, distribution and storage uses and related services.






**I-G Business Industrial** - for the development of light industrial, warehousing and limited commercial uses which are compatible with each other and with uses in adjacent districts.

**C-H Highway Commercial** - for commercial and related uses with a high standard of development requiring high visibility and direct accessibility to vehicle traffic on major entrance roadways with the City.

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## Why choose Sherring?



-  350 Acres of Serviced Industrial Land
-  Serviced lots include water, waste water, stormwater, electric and fire protection
-  Direct access to major roads and Highways including 26th Ave N, 43rd Street N and Crowsnest Trail (Hwy 3)
-  I-B Business Industrial and I-G General Industrial lots range from 0.87 acres up to 2.85 acres
-  I-H Heavy Industrial lots subdivided to suit individual need (min. 5 acres)

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## Lethbridge Advantage

-  One hour from Alberta's major port of entry to US (Coutts/Sweetgrass)
-  No business tax
-  No tax on machinery and equipment

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## Base Pricing (Effective November 12, 2019)

**I-B** \$299,500/acre

**I-G** \$299,500/acre

**I-H** \$230,000/acre

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## Sherring Highlights

-  Cavendish Farms
-  Tecconnect
-  Pratt & Whitney
-  Triple M Housing
-  Walmart
-  Lethbridge Sports Park



# Contact Us



## Real Estate + Land Development

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For further information:

### Real Estate and Land Development

City of Lethbridge 2nd Floor  
910 - 4th Avenue South  
Lethbridge, Alberta T1J 0P6

✉ [land@lethbridge.ca](mailto:land@lethbridge.ca)

🖱 [www.sherring.ca](http://www.sherring.ca)

📞 403 320 4259

## Choose Lethbridge

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For further information on the advantages of investing in Lethbridge:

### Economic Development Lethbridge

🖱 [www.chooselethbridge.ca/](http://www.chooselethbridge.ca/)

📞 403 331 0022