

FULLY SERVICED
INDUSTRIAL LAND
FOR SALE



VARIOUS LOT SIZES

SHERRING BUSINESS & INDUSTRIAL PARK

LETHBRIDGE, AB





FOSTERING BUSINESS PARTNERSHIPS AND ECONOMIC GROWTH IN LETHBRIDGE

In partnership with the City of Lethbridge, Cushman & Wakefield is pleased to introduce Sherring Business & Industrial Park – The most recent large scale commercial development in Lethbridge, Alberta.

Sherring offers I-G, I-B, and I-H zoned lots starting at 1.17 acres, with multiple access points and the possibility for rail servicing—an added advantage for logistics-driven and rail-dependent operations.

Fully serviced and located within a thoughtfully master-planned development, the site provides a solid foundation for businesses at every stage of growth. Small enterprises benefit from a well-connected commercial setting, while light and heavy industrial users have ample room to scale. Larger organizations gain a dependable, strategically positioned location with the infrastructure to support efficient distribution and long-term operations.

PROPERTY HIGHLIGHTS

Available Lot Sizes:	1.17 to 67.94 acres
Zoning:	I-G (General Industrial) I-B (Business Industrial) I-H (Heavy Industrial)
Services:	Electrical, gas, water, sewer, internet & roads
Availability:	Ready for immediate development



Fully Serviced Lots



Regional Storm Water Retention Facilities



Integrated Pathway Network



Excellent Access To Major Transportation Routes Including Highways #3 & #4



Proximity to Lethbridge Sports Park



Property Tax Incentives Available



Flexible Zoning



Adjacent to an approved rail right of way



Master Planned Development



Strategically Located Just Over 1 Hour From The Coutts Border Crossing Along The CANAMEX Corridor



Convenient Access To Amenities

AVAILABLE LOTS



I-G (GENERAL INDUSTRIAL) LOTS | 46.82 Acres Available

Block	Lot	Address	Size (Acres)	Price Per Acre	Sale Price
4	21	4302 - 32 Street N	15.94	\$299,500	\$4,774,030
5	3	3991 - 30 Street N	2.00	\$299,500	\$599,000
	5	3811 - 30 Street N	1.93	\$299,500	\$578,035
	14	3905 - 30 Street N	2.09	\$299,500	\$625,955
	16	3904 - 32 Street N	2.47	\$299,500	\$739,765
	17	3990 - 32 Street N	2.47	\$299,500	\$739,765
	18	4130 - 32 Street N	2.03	\$299,500	\$607,985
	19	4131 - 30 Street N	2.03	\$299,500	\$607,985
	20	4171 - 30 Street N	2.03	\$299,500	\$607,985
	21	4170 - 32 Street N	2.02	\$299,500	\$604,990
7	2	3526 Giffen Road N	1.87	\$299,500	\$560,065
7	3	3570 Giffen Road N	1.87	\$299,500	\$560,065
8	11 & 19	3350 Giffen Road N 3368 Giffen Road N	4.07	\$299,500	\$1,218,965
	14	3475 - 32 Avenue N	2.00	\$299,500	\$599,000
	20	3480 Giffen Road N	2.00	\$299,500	\$599,000

I-B (BUSINESS INDUSTRIAL) LOTS | 4.61 Acres Available

Block	Lot	Address	Size (Acres)	Price Per Acre	Sale Price
4	14	4132 - 30 Street N	1.20	\$299,500	\$359,400
	15	4160 - 30 Street N	1.20	\$299,500	\$359,400
	16	4190 - 30 Street N	1.20	\$299,500	\$359,400
12	9	2904 - 34 Street N	1.01	\$299,500	\$302,495

I-H (HEAVY INDUSTRIAL) LOTS | 154.98 Acres Available

Block	Lot	Address	Size (Acres)	Price Per Acre	Sale Price
1	1**	3073 - 36 Street N	28.00	\$230,000	\$6,440,000
	12**	2604 - 39 Street N	7.68	\$230,000	\$1,766,400
	14**	3172 - 39 Street N	14.70	\$230,000	\$3,381,000
	7	4001 - 39 Street N	17.00	\$230,000	\$3,910,000
			19.66***	\$230,000	\$4,521,800
6	15	3360 Cavendish Road N	67.94*	\$230,000	\$15,626,200

* Can be further subdivided into smaller parcels
** Adjacent to an approved rail right of way
*** Currently leased with termination provision

SITE MAP



- I-G (GENERAL INDUSTRIAL)**
For the development of manufacturing, processing, distribution and storage uses and related services
- I-B (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
- I-H (HEAVY INDUSTRIAL)**
Primarily for the development of intensive manufacturing and similar high impact uses

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