

FORMER
FOOD-GRADE
FACILITY WITH
HEAVY POWER
// 20,000 SF
on 4 Acres

FOR SALE/LEASE

10 Tigermoth Cres, CANAMEX Corridor, Claresholm, AB



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Commercial Real Estate Advisors

INTERIOR & EXTERIOR FEATURES //



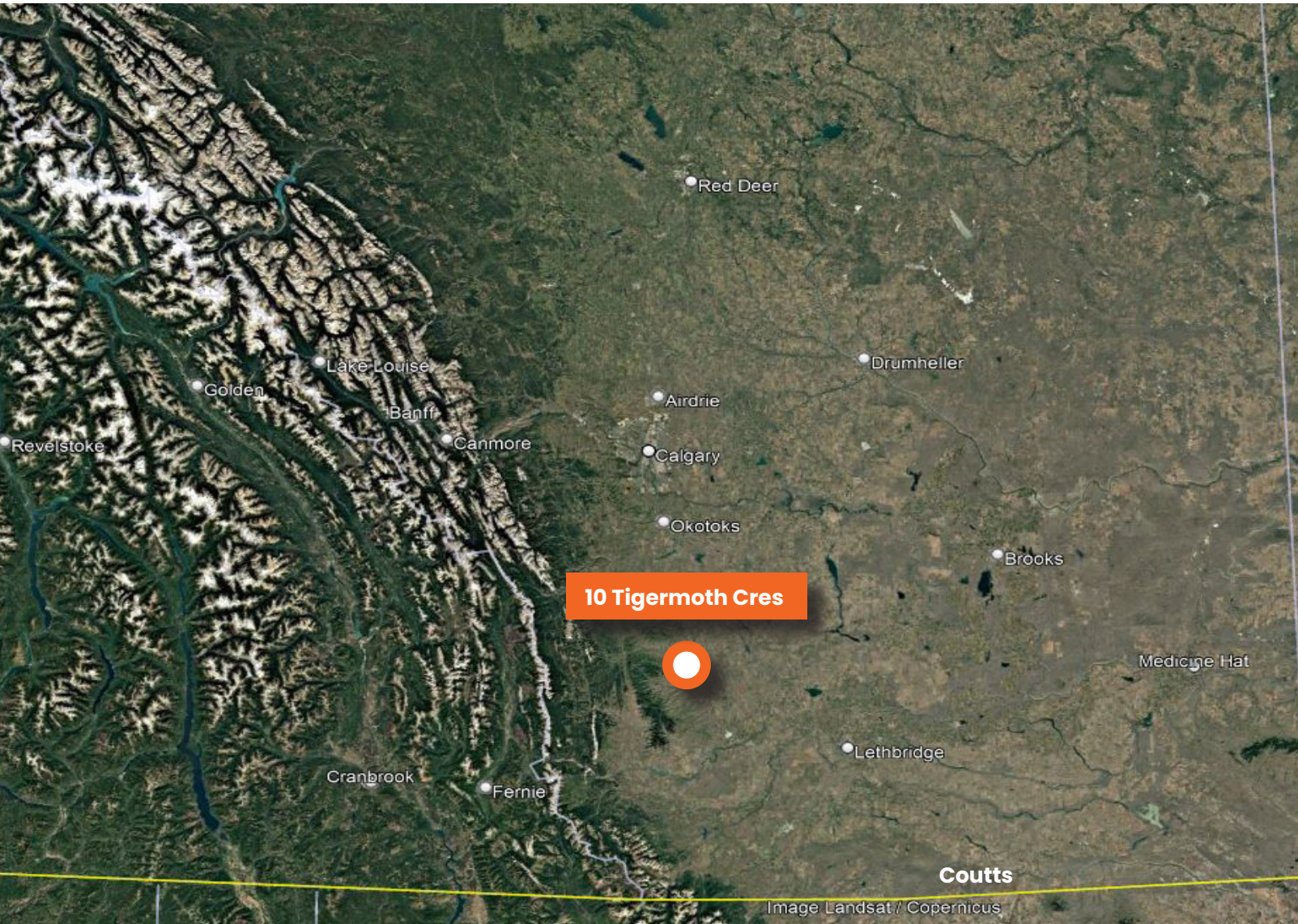
Features:

// Ideal Uses:
Food production
or preparation,
agricultural storage
and distribution,
or specialty
manufacturing.



LOCATION

Located in Claresholm, AB with convenient access to major thoroughfares for shipping and distribution.



Drive Times:

Lethbridge: **1 Hour**
Calgary Airport: **1.5 hours**
Coutts, Hwy 4: **2.5 Hours**
Edmonton: **4.5 Hours**
Vancouver: **12 hours**

Nearby Amenities

Easy accessibility & close proximity to:



Unique location



Auto Route



fuel / charging stations



Prime Industrial park location



BUILDING VACANT AND READY FOR OCCUPANCY

Offered well below replacement cost, this 20,000 SF stand-alone facility includes heavy power, secure yard, and both dock and drive-in loading. Partial food-grade improvements make it ideal for storage, light manufacturing, food production, or logistics.

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