FOR LEASE

6209 50TH AVE, LLOYDMINSTER, SK

3,171–9,485 SF AVAILABLE

VIEW LISTING





Flex. Warehouse. Yard.

Open-plan flex and industrial space with grade-level overhead doors and a large fenced yard, just off Highway 17.

3,171–9,485 SF Available for Lease

INVESTPLUS MANAGEMENT

InvestPlus Real Estate Investment Trust
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Property Overview & Details

Located just off Highway 17 in Lloydminster, Building 7 offers high-visibility flex and industrial space with a large fenced yard and easy access for customers, deliveries and equipment.

FOR LEASE

Approximately 9,485 SF of open-plan flex and warehouse space at Lloyd Centre Building 7.

Available as two units of 3,171 SF and 6,314 SF or combined.

BUILDING HIGHLIGHTS

- Just off Highway 17 with strong drive-by exposure
- Flexible open-concept layout for retail, showroom, flex or light industrial use
- Units from 3,171 SF to 9,485 SF combined
- Four 14′W × 16′H overhead doors
- Mezzanine space in both units
- ±26,000 SF fenced yard
- Tenant improvement options available

Location	Lloyd Centre, off Highway 17, Lloydminster, SK
Zoning	M1 Light Industrial
Building Area	9,485 SF
Rentable Area	3,171 SF – 9,485 SF
Lease Rate	Contact for Details
Lease Type	Triple Net (NNN)
Year Built	2009
Ceiling Height(s)	17′3″ – 20′1″ (underside of joist)
Loading Door(s)	Four 14′W x 16′H Overhead Doors
Electrical	Three 225 A panels (one in 6209A, two in 6209B)
Fenced Yard	±26,000 SF
Possession	6209A: December 1, 2026 6209B / Combined: June 1, 2027

Property Overview & Leasing Options

A rare opportunity to lease well-appointed office and functional shop space with exceptional Highway 17 exposure, prominent storefront visibility and a large yard in Lloydminster's North Industrial area.

AVAILABLE FOR LEASE

Lease a single unit of 3,171 SF or 6,314 SF, or combine both for 9,485 SF of open-plan flex and warehouse space at Lloyd Centre Building 7.

Suited to retail, showroom, flex or light industrial use, with mezzanine space, grade-level overhead doors and tenant improvement options to fit your business.

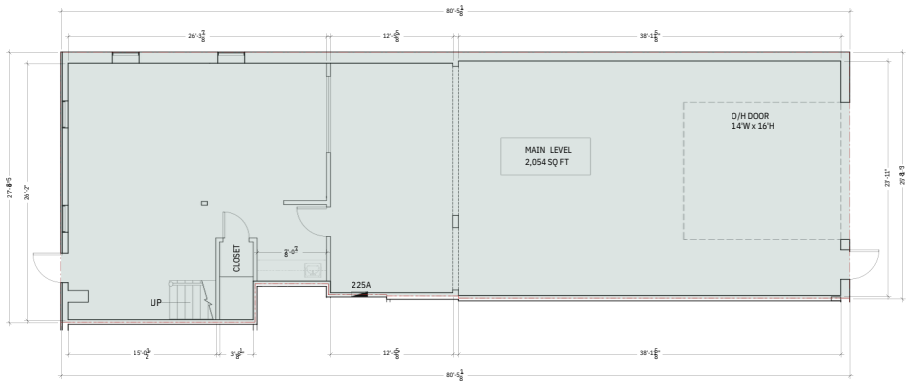


OPTION	AVAILABILITY	MAIN LEVEL SF	MEZZANINE SF	TOTAL SF
6209A	December 1, 2026	2,054	1,117	3,171
6209B	June 1, 2027	5,987	327	6,314
6209A + 6209B	June 1, 2027	8,041	1,444	9,485

Floor Plan —
Unit 6209A / Main Level & Mezzanine

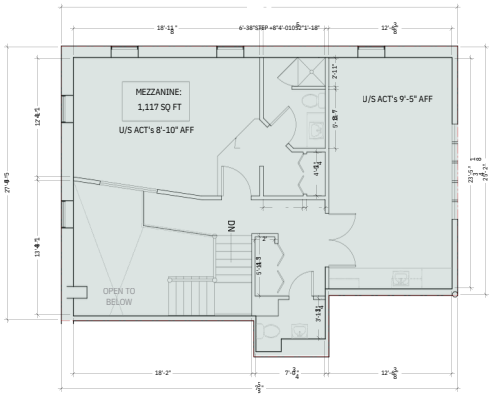
Features: Main level and mezzanine, one 14'W x 16'H overhead door and a 225 A electrical panel.

Unit 6209A – Main Level & Mezzanine — 3,171 SQ FT



1 UNIT 6209A MAIN LEVEL

3/16" = 1'-0"



2 UNIT 6209A MEZZANINE

3/16" = 1'-0"

3,171 SF
TOTAL RENTABLE AREA

2,054 SF
MAIN LEVEL

1,117 SF
MEZZANINE

Dec 1, 2026
AVAILABLE FOR LEASE

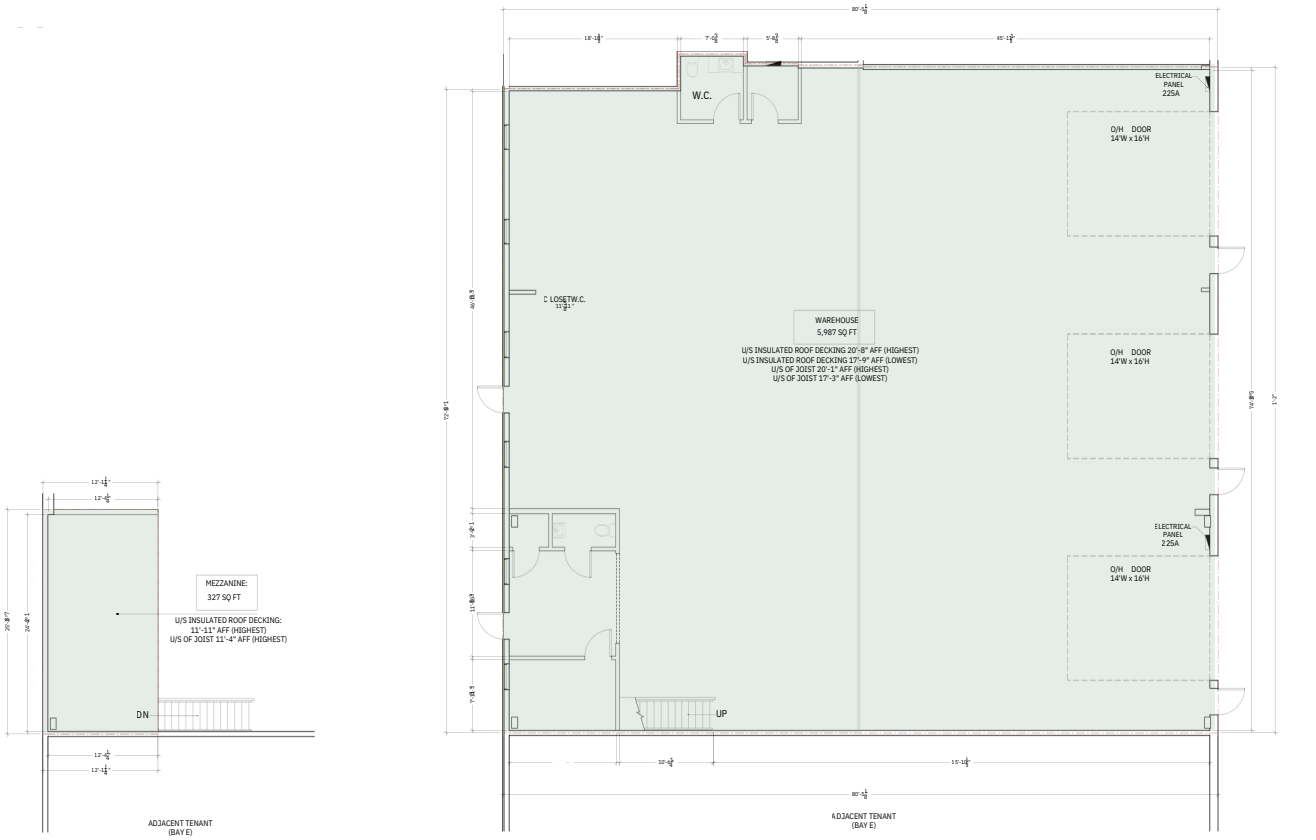
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Floor Plan — Unit 6209B / Main Level & Mezzanine

Features: Warehouse and mezzanine, three 14'W x 16'H overhead doors and two 225 A electrical panels. Warehouse ceiling height: 17'3" to 20'1" (underside of joist).

Unit 6209B – Main Level & Mezzanine — 6,314 SQ FT



1 UNIT 6209B MEZZANINE — 3/16" = 1'-0"

1 UNIT 6209B MAIN LEVEL — 3/16" = 1'-0"

6,314 SF	5,987 SF	327 SF	June 1, 2027
TOTAL RENTABLE AREA	MAIN LEVEL	MEZZANINE	AVAILABLE FOR LEASE

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Floor Plan —
Units 6209A & 6209B / Main Level & Mezzanine

Features: Combined main-level and mezzanine space, four 14'W x 16'H overhead doors and three 225 A electrical panels. Warehouse ceiling height: 17'3" to 20'1" (underside of joist)

Units 6209A & 6209B – Main Level & Mezzanine — 9,485 SQ FT



1 UNIT 6209 MEZZANINE 3/16" = 1'-0"

2 UNIT 6209 MAIN LEVEL 3/16" = 1'-0"

9,485 SF	8,041 SF	1,444 SF	June 1, 2027
TOTAL RENTABLE AREA	MAIN LEVEL	MEZZANINE	AVAILABLE FOR LEASE

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Why Lloydminster Works –



MARKET GROWTH & POPULATION

- Lloydminster had a 2021 Census population **of 31,582:** 19,739 in Alberta and 11,843 in Saskatchewan.
- The Lloydminster census agglomeration had **36,508 residents** (Statistics Canada, 2021).
- Labour force of 26,979 within 10 km of the site.
- Median household income of $96,417 within 10 km.

REGIONAL ACCESS

- Edmonton: approximately 253 km, about a 3-hour drive.
- Saskatoon: approximately 281 km, about a 3.5-hour drive.
- Calgary: approximately 514 km. Regina: approximately 538 km.
- Serve customers in Alberta and Saskatchewan from one location.

LOCATION ADVANTAGE

- Highway 17 (50 Avenue) runs north–south through the city along the Alberta–Saskatchewan border.
- Located in Lloydminster's established north-end industrial and commercial corridor.
- Strong drive-by visibility with easy access for customers, staff and commercial vehicles.
- A short drive to the Yellowhead Highway (Highway 16) for east–west travel.