

FOR LEASE >

WAREHOUSE AND OFFICE SPACE

#7, 803 - 30 Street North, Lethbridge Alberta



[MAP](#)

LEASE INFORMATION:

Available Size	3,750 square feet (m/l)
Annual Net Rent	\$6.00 per square foot
Estimated 2011 Operating Costs	\$2.28 per square foot
Occupancy Date	Immediately
Parking	On-Site

COMMENTS:

- Office and Warehouse space with dock height loading doors.
- Large parking lot.
- Easy access to industrial park, Mayor Magrath Drive, 43rd Street, and Hwy. #3.
- Available for immediate possession.
- Larger spaces available in this property. Contact listing associates for details.
- Listing Brokerage also acts as Property Manager for this property.

BUILDING DETAILS:

Rentable Area	109,500 square feet (m/l)
Land Size	5.74 acres (m/l)
Loading Options	Dock Height Overhead Door
Landlord	Richfield Centre
Roof	Tar and gravel
Yard	Paved lot and landscaped
Zoning	Business Industrial

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