

LC Industrial

4303 8 Avenue North, Lethbridge

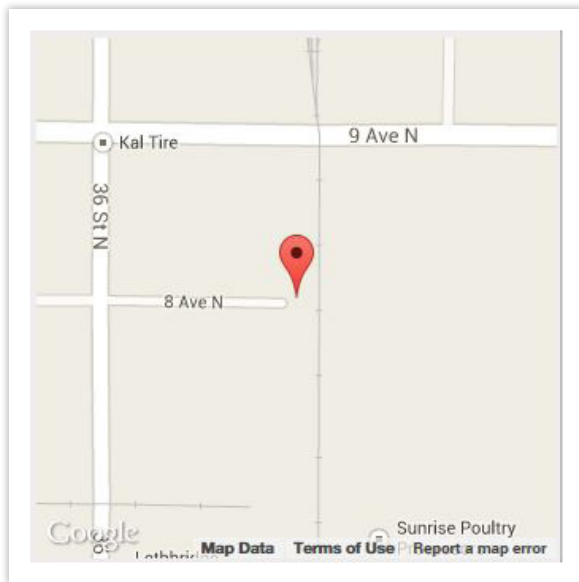
Proudly Owned and Professionally Managed by

MELCOR | REIT

Property Features

- Excellent location in industrial corridor on 8th Avenue
- Ease of access and egress
- Equipped with dock levelers

Intersection	8th Avenue 36th Street
Type	Warehouse Office
Size	2.89 acres
Gross Leasable Area	67,610 sq. ft.
Number of Buildings	4
Bay Height	25 - 33 ft.
Year Built	1993 2008
2014 Operating Cost	\$0.95/sq. ft.



Signature Customer Care

Our goal is to be the Landlord of Choice in our markets by providing outstanding customer care and dependable, high quality service to our clients.

Hands-on management

Our hands-on, on-site building management delivers exceptional customer care and identifies issues early on for prompt resolution.

Continuous improvement

We continually improve our assets with value-add investments that enhance quality and the tenant experience while also contributing to sustainability and environmental best practices. We use our intimate knowledge of the buildings we operate to support our capital investment decisions, optimize operating efficiency and continuously improve our buildings for improved client satisfaction.

Enhancements to improve sustainability

Many of our continuous improvement initiatives focus on sustainability and energy reduction strategies to ensure our buildings are green. We are dedicated to achieving and maintaining BOMA BEST standards where applicable.

Relationship focused

We have many long-term clients – some who have been with us for over 20 years. We take pride in building strong relationships with our tenants and continually meeting their needs as their businesses evolve.

Responsive care

Help is always just a phone call or a click away with our customer care phone line and online portal. Contact us at **1-866-MELCOR1** or at care.melcor.ca. We'll respond to you within 30 minutes.

MELCOR | REIT

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For additional information or a tour, please contact:

Leasing
780.945.4812