

FOR LEASE FRANKLIN

WAREHOUSE / OFFICE

Bay 14, 2916 - 5th Avenue N.E.



4,800 Square Feet



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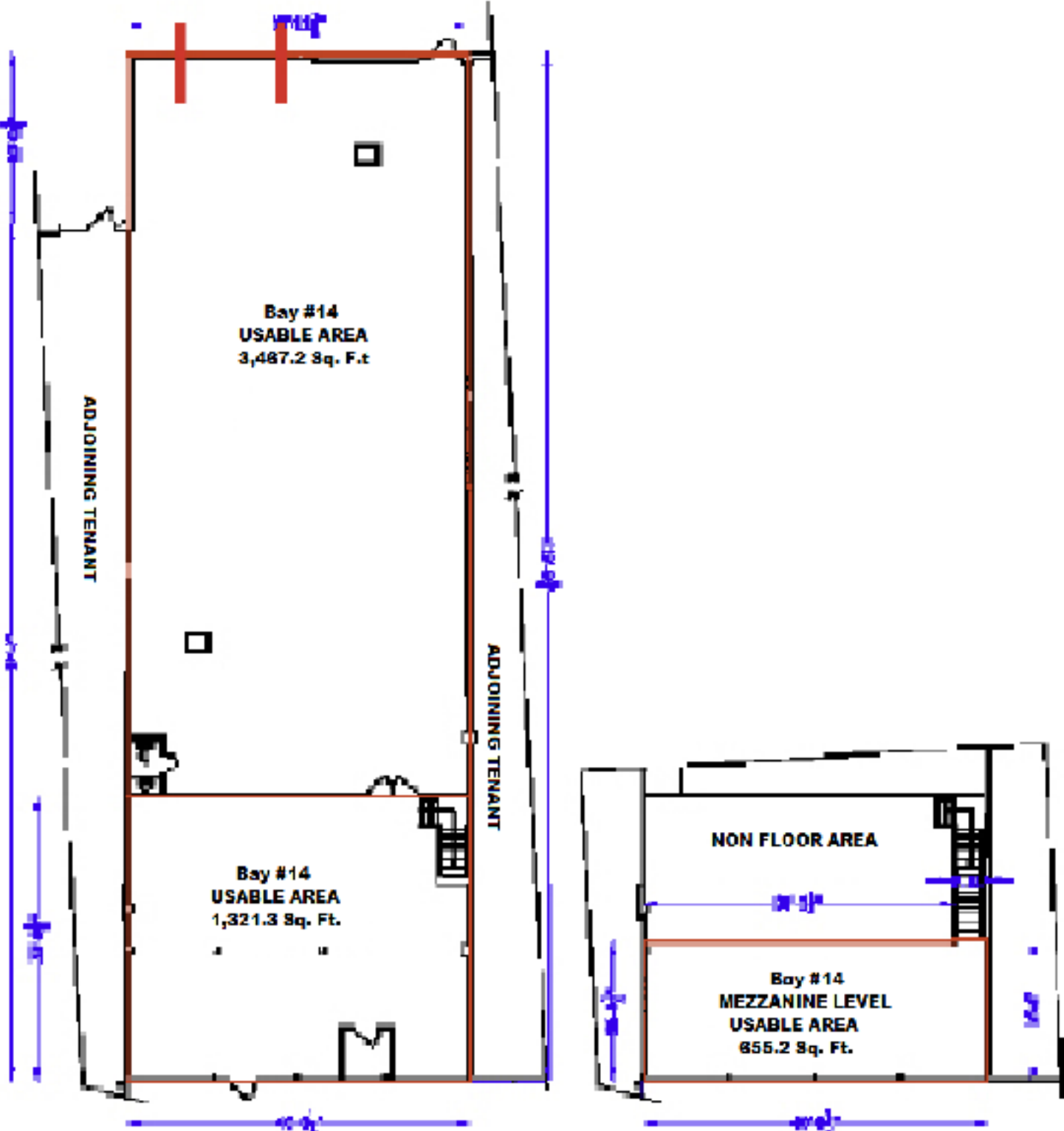
PROPERTY HIGHLIGHTS

Bay 14, 2916 - 5th Avenue N.E.

DISTRICT:	Franklin Industrial Park
LEGAL DESCRIPTION:	Plan 7711117, Block 14, Lot 1
ZONING:	I-G
BAY SIZE:	4,800 Sq. Ft.
OFFICE:	1,321 Sq. Ft.
WAREHOUSE:	3,479 Sq. Ft.
CEILING HEIGHT:	18'
LOADING:	1 - 12' x 12' Surface
ELECTRICAL:	200 Amps; 110/208 Volts
MECHANICAL:	RTU to offices, unit heater warehouse
LEASE RATE:	\$11.00 / Sq. Ft.
PROPERTY TAX:	\$2.47 / Sq. Ft.
OPERATING COSTS:	\$2.77 / Sq. Ft. ("2018 Budget")
AVAILABLE :	Immediately
FEATURES:	<ul style="list-style-type: none">• Ample Parking• Storage Mezzanine (655 Sq. Ft.)• Upgraded Building Exterior• Central Location• Close to LRT & Transit Route #127

FLOOR PLAN

Bay 14, 2916 - 5th Avenue N.E.



BAY #14

CITY MAP

Bay 14, 2916 - 5th Avenue N.E.

