

# FOR LEASE

# FRANKLIN

## WAREHOUSE / OFFICE

### 2919/2923 - 5th Avenue N.E.



## 9,400 Square Feet



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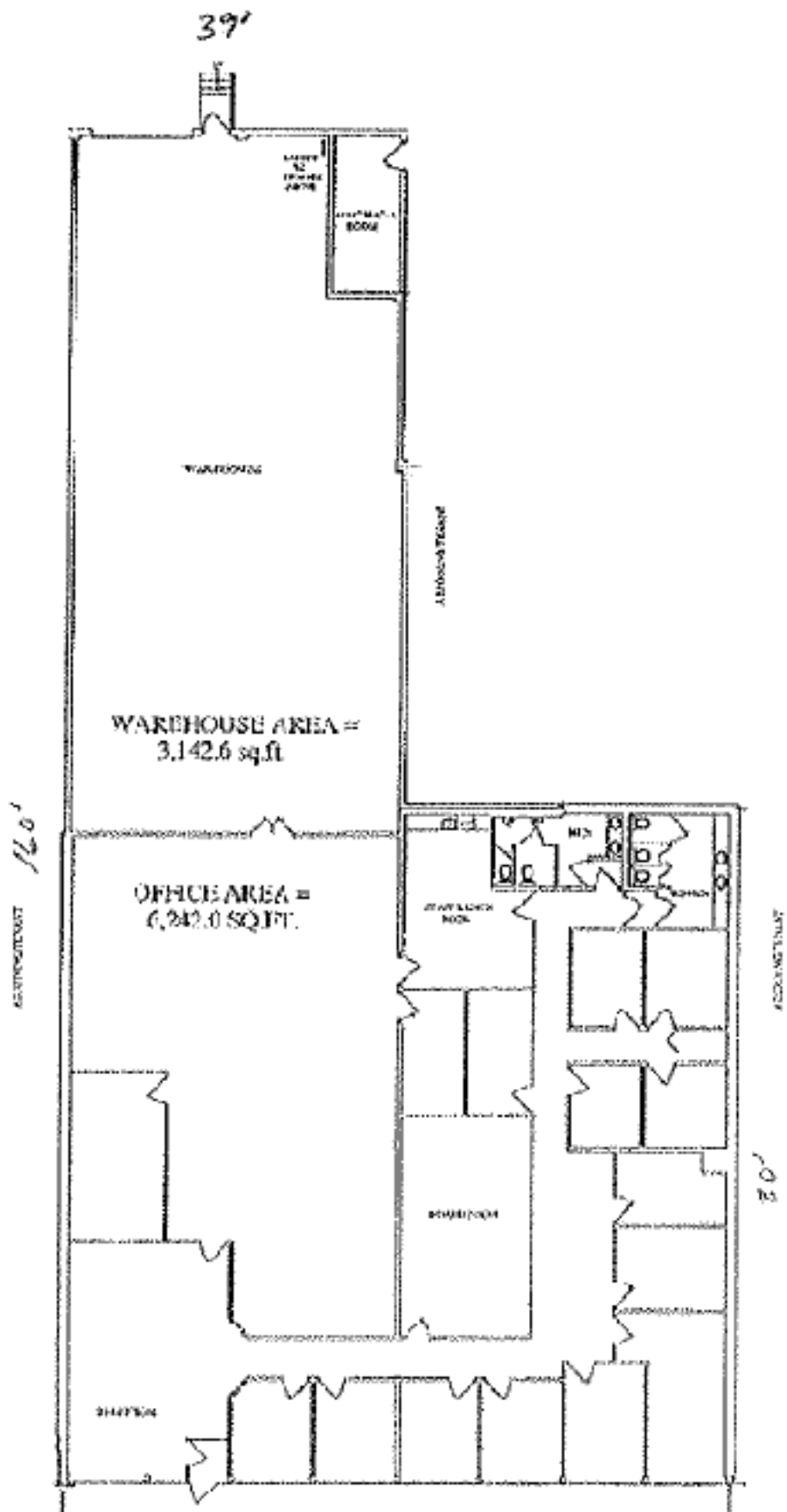
# PROPERTY HIGHLIGHTS

## 2919/2923 - 5th Avenue N.E.

<b>DISTRICT:</b>	<b>Franklin Industrial Park</b>
<b>LEGAL DESCRIPTION:</b>	<b>Block 1 &amp; 2, Plan 7911301</b>
<b>ZONING:</b>	<b>I-C (Industrial Commercial)</b>
<b>BUILDING SIZE:</b>	<b>127,680 Square Feet (Est.)</b>
<b>OFFICE:</b>	<b>6,258 Square Feet</b>
<b>WAREHOUSE:</b>	<b>3,142 Square Feet</b>
<b>CEILING HEIGHT:</b>	<b>22 Feet</b>
<b>LOADING:</b>	<b>1 - 8' x 10' Dock</b>
<b>ELECTRICAL:</b>	<b>200 Amps; 110/208 Volts</b>
<b>MECHANICAL:</b>	<b>Roof Top Unit Unit Heaters in Warehouse</b>
<b>LEASE RATE:</b>	<b>\$12.00 Sq.Ft</b>
<b>OPERATING COSTS:</b>	<b>\$3.28 Sq.Ft. ("2018 Budget")</b>
<b>PROPERTY TAX:</b>	<b>\$2.22 Sq.Ft.</b>
<b>AVAILABLE:</b>	<b>Immediately</b>
<b>FEATURES:</b>	<b>Ample Parking Close to LRT &amp; Transit Route #127</b>

# FLOOR PLAN

2919/2923 - 5th Avenue N.E.



# LOCATION

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