

FOR LEASE
WAREHOUSE / OFFICE

FRANKLIN

2926 - 3rd Ave N.E.



6,400 Square Feet



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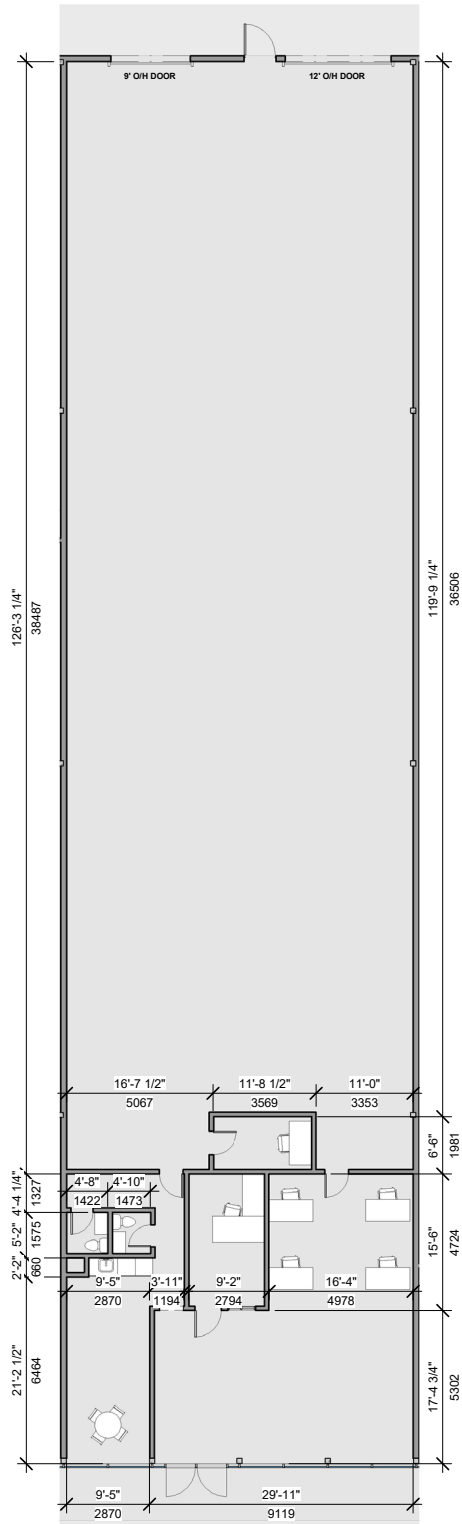
PROPERTY HIGHLIGHTS

2926 - 3rd Ave. N.E.

DISTRICT:	Franklin
LEGAL DESCRIPTION:	Plan 7911301, Block 1
ZONING:	I-C
BUILDING SIZE:	129,171 Sq. Ft.
OFFICE:	1,410 Sq. Ft.
WAREHOUSE:	4,990 Sq. Ft.
CEILING HEIGHT:	22'
LOADING:	(1) Surface 10'x12' (1) Dock 8'x10'
ELECTRICAL:	100 Amps; Volts 110/208
MECHANICAL:	(1) Roof Top Unit / (2) Unit heaters
LEASE RATE:	\$11.00 per Sq. Ft.
PROPERTY TAX:	\$2.22 per Sq. Ft.
OPERATING COSTS:	\$3.20 per Sq. Ft. ("2018 Budget")
AVAILABLE:	August 2018
FEATURES:	Upgraded Sprinkler System Building Upgrades

FLOOR PLAN

2926 - 3rd Ave. N.E.



LOCATION

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