

FOR LEASE FRANKLIN

WAREHOUSE / OFFICE / SHOWROOM

Bay 3, 2916 - 5th Avenue N.E.



6,000 Square Feet



Norcal Realty & Management Corp.

Phone: (403) 291-3010 Fax: (403) 291-3591
Suite 260, 3015 - 12th Street N.E.
Calgary, Alberta T2E 7J2
www.norcalgroup.com

Hardy Nielsen
Direct Tel: (403) 540-6332
hardy@norcalgroup.com

Kevin Deeks
Direct Tel: (403) 819-8331
kdeeks@norcalgroup.com

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PROPERTY HIGHLIGHTS

Bay 3, 2916 - 5th Avenue N.E.

DISTRICT:	Franklin Industrial Park
LEGAL DESCRIPTION:	Plan 7711117, Block 14, Lot 1
ZONING:	I-G
BAY SIZE:	6,000 Sq. Ft.
OFFICE:	1,730
WAREHOUSE:	4,270
CEILING HEIGHT:	18'
LOADING:	1 - 12' x 12' Surface
ELECTRICAL:	150 Amps, 600 Volts 150 Amps, 110/208 3 Phase
MECHANICAL:	RTU/Unit Heaters
LEASE RATE:	\$11.00 / Sq. Ft.
PROPERTY TAX:	\$2.47 / Sq. Ft.
OPERATING COSTS:	\$2.77 / Sq. Ft. ("2018 Budget")
AVAILABLE:	Immediately
COMMENTS:	<ul style="list-style-type: none">• Ample Parking• Central Location• Building Exterior Upgrade• Close to LRT & Transit Route 127• Build to Suit in Office Area



FLOOR PLAN

Bay 3, 2916 - 5th Avenue N.E.



