

FOR LEASE

FRANKLIN

WAREHOUSE / OFFICE / SHOWROOM

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



6,000 Square Feet



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PROPERTY HIGHLIGHTS

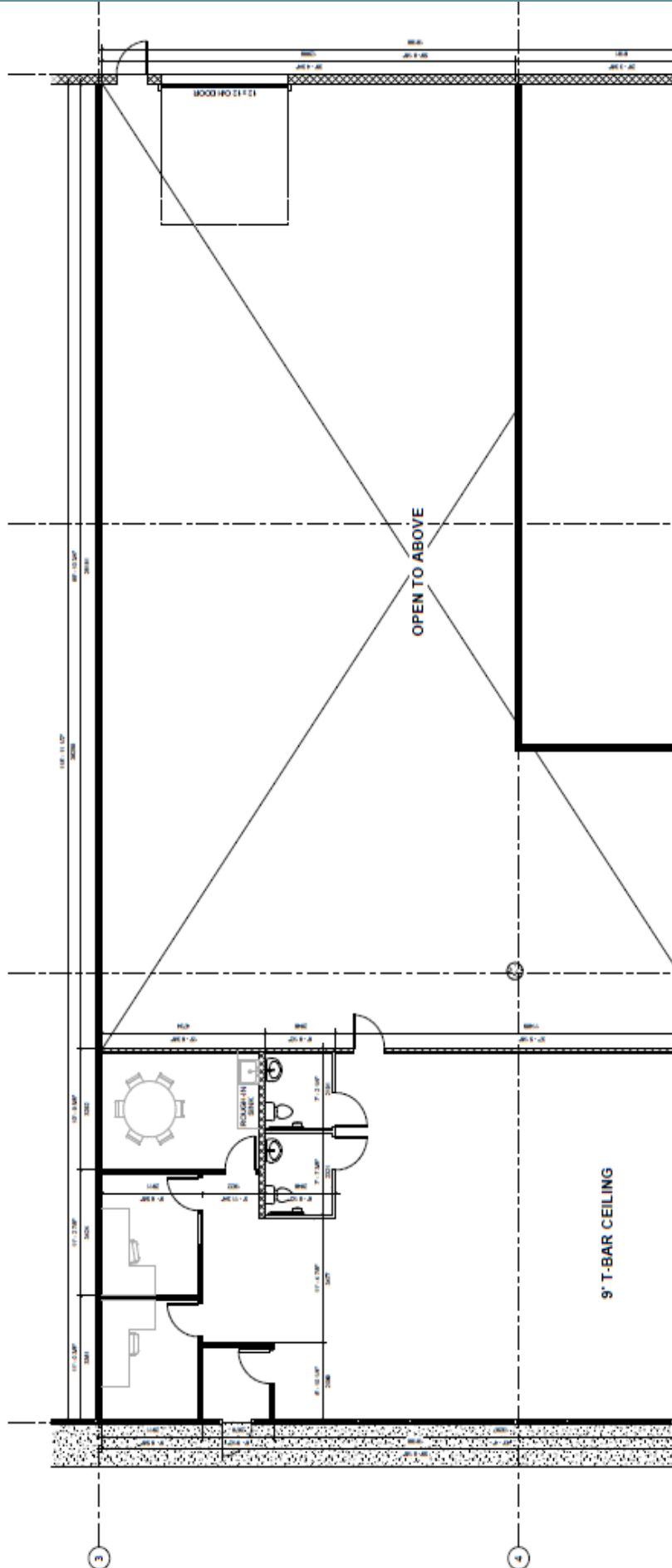
Bay 3, 2916 - 5th Avenue N.E.

DISTRICT:	Franklin Industrial Park
LEGAL DESCRIPTION:	Plan 7711117, Block 14, Lot 1
ZONING:	<u>I-G</u>
BAY SIZE:	6,000 Sq. Ft.
OFFICE:	1,730
WAREHOUSE:	4,270
CEILING HEIGHT:	18'
LOADING:	(1) Surface 12' x 12'
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



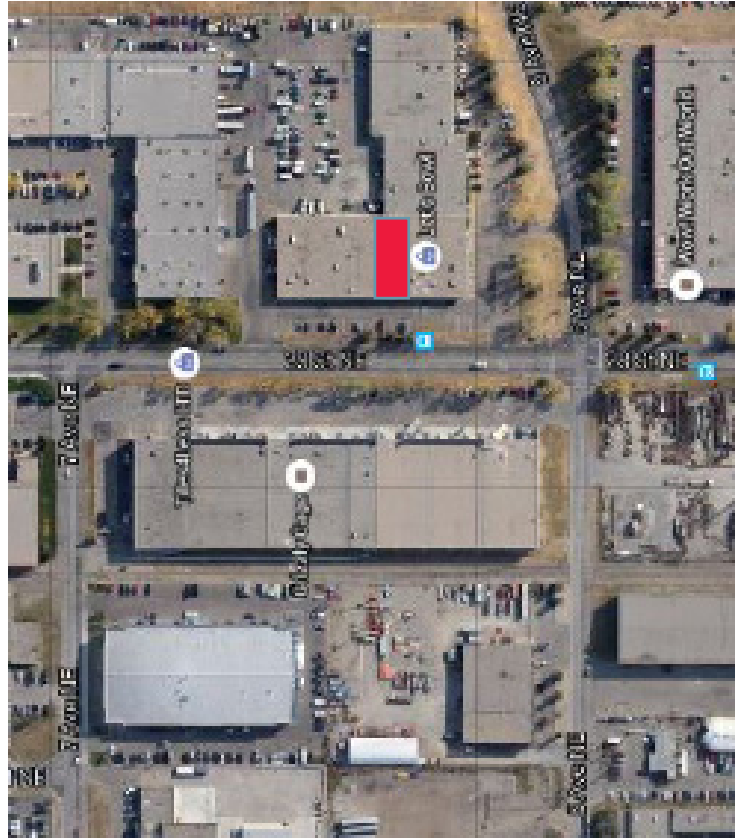
FLOOR PLAN

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



LOCATION

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



CITY MAP

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

