

# FOR LEASE      FRANKLIN

## WAREHOUSE / OFFICE

428 - 28th Street N.E.



4,800 Square Feet



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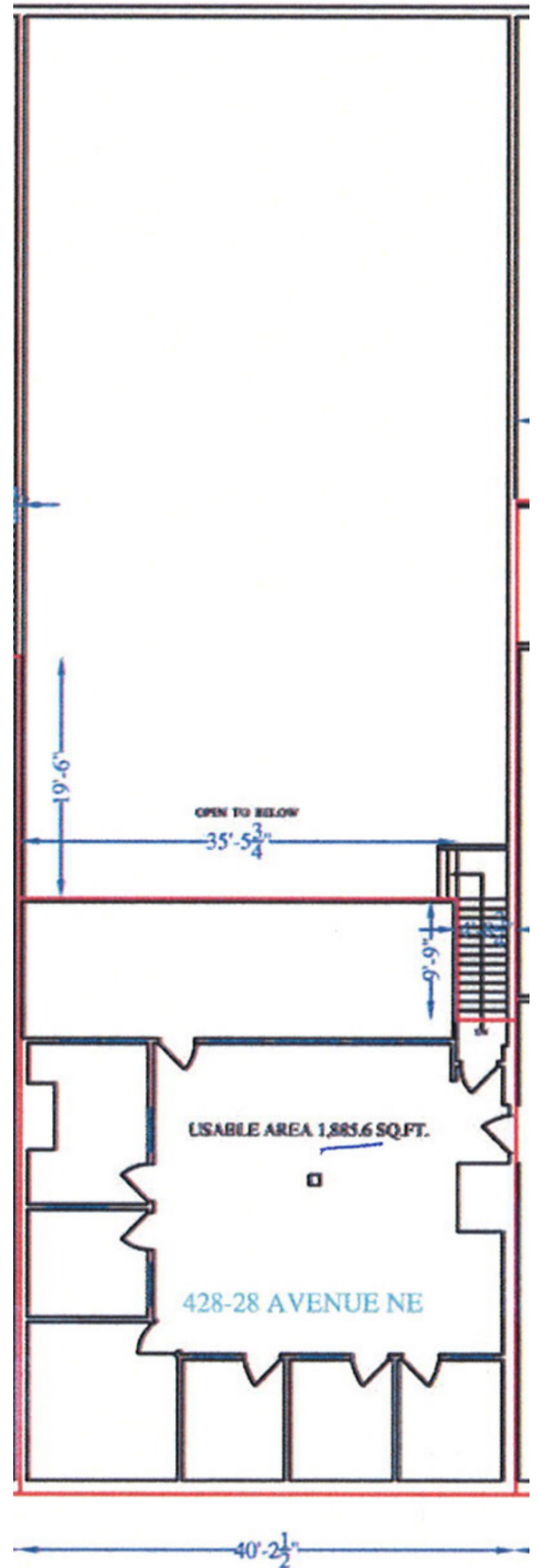
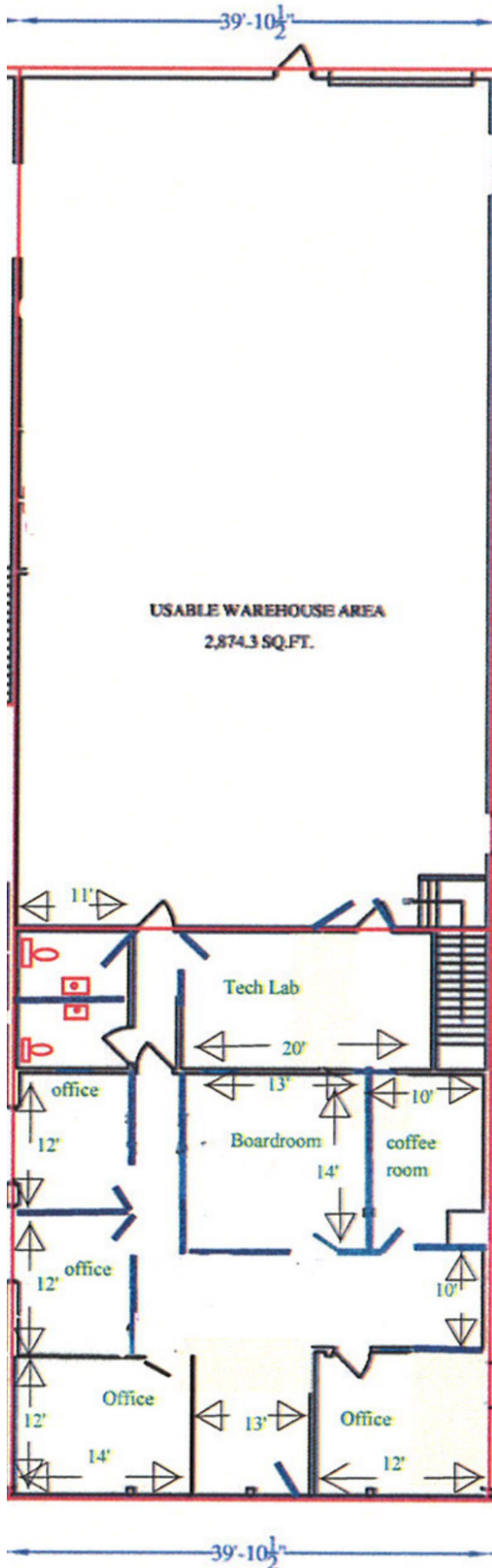
# PROPERTY HIGHLIGHTS

## 428 - 28th Street N.E.

<b>DISTRICT:</b>	Franklin Industrial Park
<b>LEGAL DESCRIPTION:</b>	Plan 7911301 Block 1 Lot 2
<b>ZONING:</b>	I-C
<b>COMPLEX SIZE:</b>	127,680 Sq. Ft.
<b>OFFICE SIZE:</b>	1,840 Sq. Ft.
<b>MEZZANINE:</b>	1,886 Sq. Ft.
<b>WAREHOUSE SIZE:</b>	2,874 Sq. Ft.
<b>LOADING:</b>	Surface 10' x 12'
<b>CEILING HEIGHT:</b>	22' Clear
<b>ELECTRICAL:</b>	200 Amps
<b>MECHANICAL:</b>	Roof Top Units Unit Heaters
<b>LEASE RATE:</b>	\$12.00 Sq. Ft.
<b>OPERATING COSTS:</b>	\$3.28 Sq. Ft. (2018 Budget)
<b>PROPERTY TAX:</b>	\$2.22 Sq. Ft.
<b>AVAILABILITY:</b>	Immediate
<b>FEATURES:</b>	Developed Mezzanine Central NE Location Ample parking Close to LRT (Franklin Station) Transit Route #127 Building Upgrades

# FLOOR PLAN

## 428 - 28th Street N.E.



# CITY MAP

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