

# For Lease

#14, 2916 5th Avenue N.E.

## FRANKLIN

Warehouse • Office • 4,800 sqft



- Storage Mezzanine (655 sqft)
- New vinyl plank floor in office
- Two offices
- Kitchen

- Ample Parking
- Upgraded Building Exterior
- Central Location
- Close to LRT & Transit Route #127



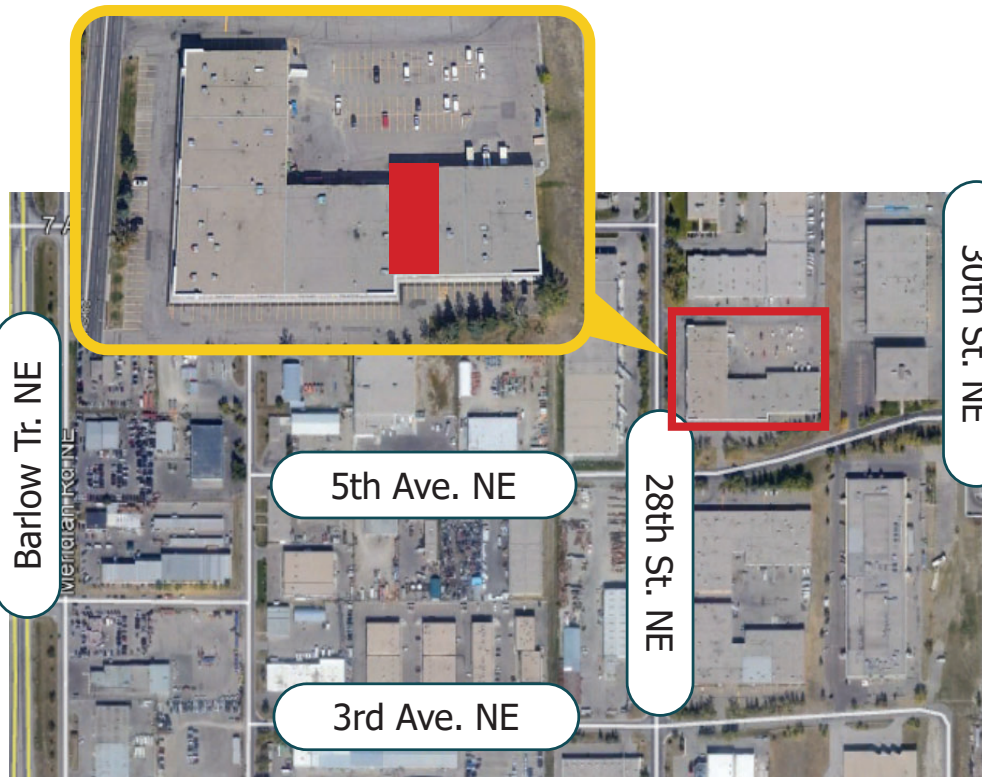
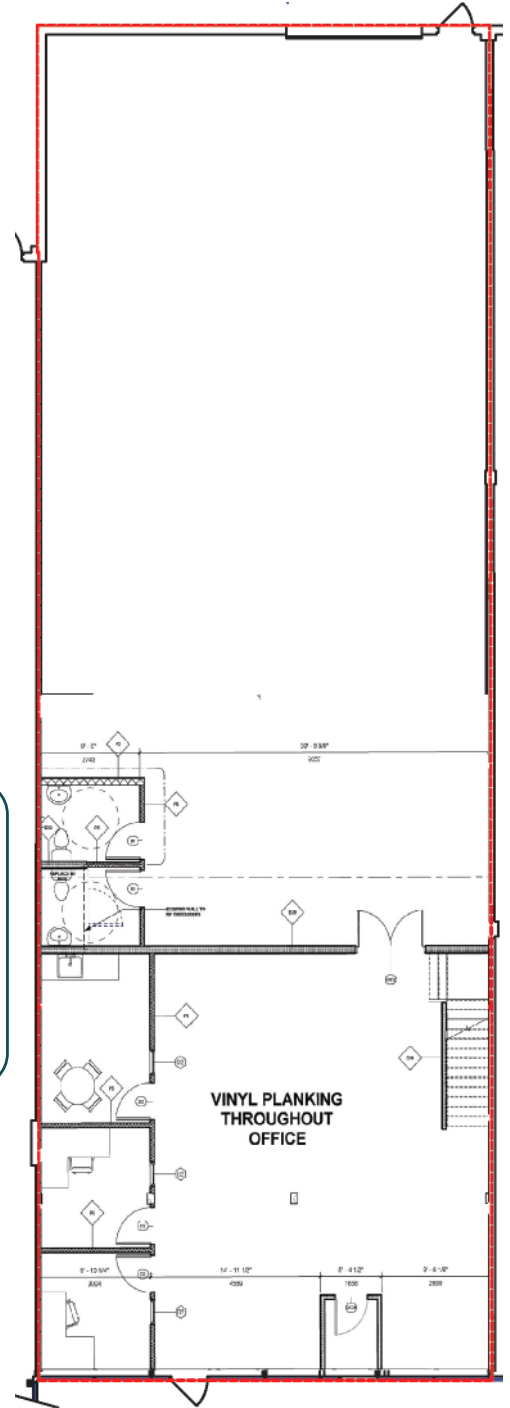
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# Property Highlights:

## #14, 2916 5th Avenue N.E.

<b>DISTRICT:</b>	Franklin Industrial Park
<b>ZONING:</b>	I-G
<b>BAY SIZE:</b>	4,800 sqft
<b>OFFICE:</b>	1,450 sqft.
<b>WAREHOUSE:</b>	3,345 sqft
<b>CEILING HEIGHT:</b>	18'
<b>LOADING:</b>	1 Drive-In (12' X 12')
<b>ELECTRICAL:</b>	150 Amps, 600 Volts, 110/208
<b>MECHANICAL:</b>	RTU / Unit Heaters
<b>LEASE RATE:</b>	\$11.00 per sqft
<b>OPERATING COSTS:</b>	\$2.41 per sqft
<b>PROPERTY TAXES:</b>	\$2.54 per sqft



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