

For Lease

#625, 617 28th Street N.E.

FRANKLIN

Warehouse • Office • 18,000 sqft



- Central NE Location
- Ample On-Site Parking
- Easy Access via Transit
- Daily traffic @ 10,000 cars/day
- Excellent Exposure along 28th Street



105, 4950 McCall Way N.E.
403.291.3010

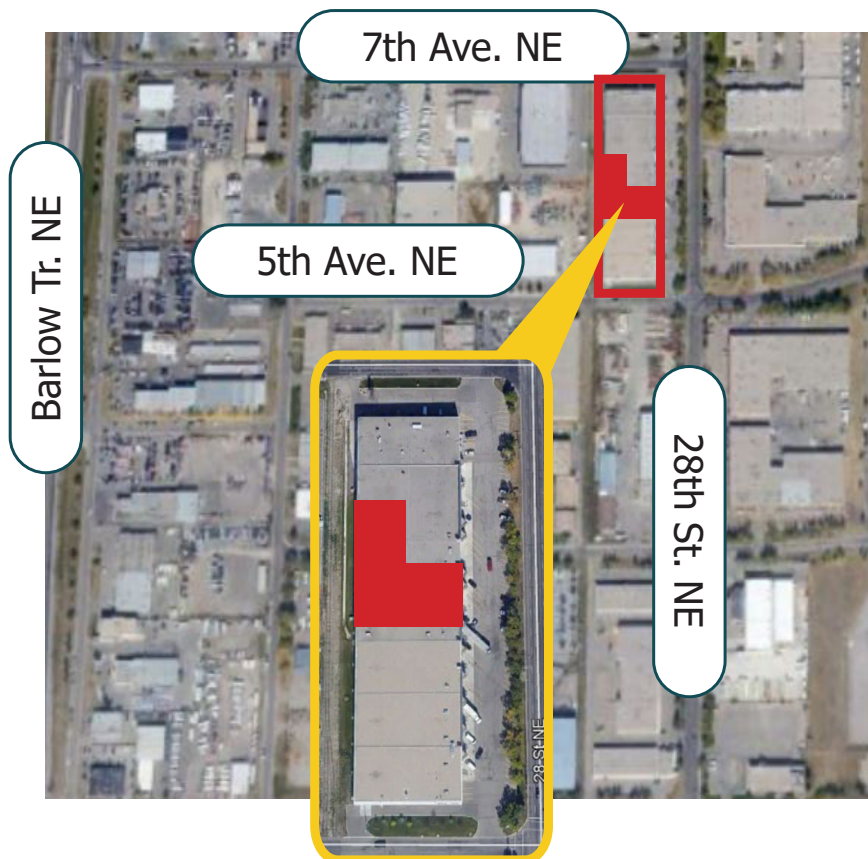
Kevin Deeks
Mobile: 403.819.8331
Fax: 403.291.3591
Email: KDeeks@NorcalGroup.com

Hardy Nielsen
Mobile: 403.540.6332
Fax: 403.291.3591
Email: Hardy@NorcalGroup.com

Property Highlights:

#625, 617 28th Street N.E.

DISTRICT:	Meridian
ZONING:	I-G
BAY SIZE:	18,000 sqft
OFFICE:	1,000 sqft
CEILING HEIGHT:	24'
LOADING:	2 - 8' x 10 Docks
LEGAL DESCRIPTION:	Plan 7655HF, Block 7, Lot 1
HEATING:	Unit heaters and RTU
ELECTRICAL:	400 AMPs
LEASE RATE:	\$12.00 /sqft
OPERATING COSTS:	\$2.68 /sqft
PROPERTY TAXES:	\$2.10 /sqft



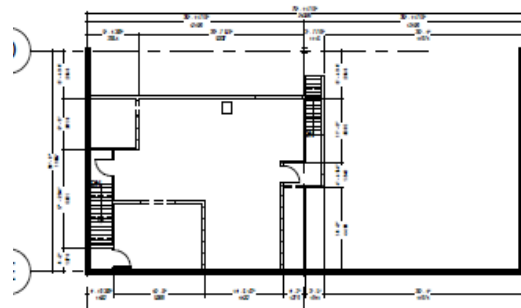
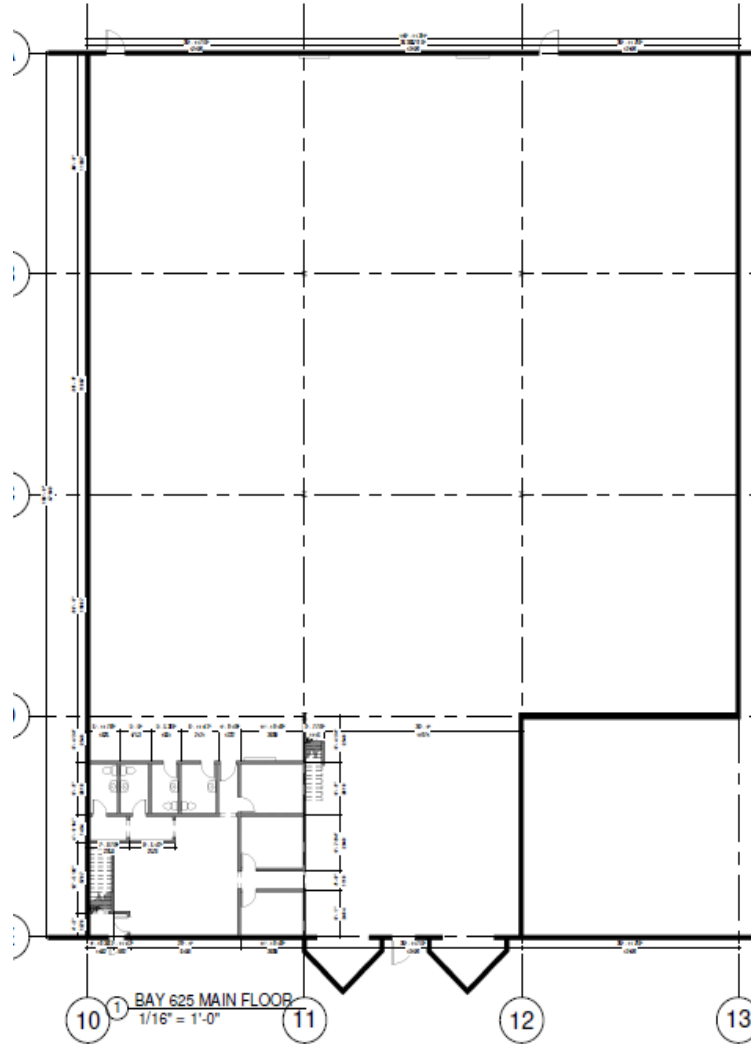
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Floor Plan:

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