

# 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

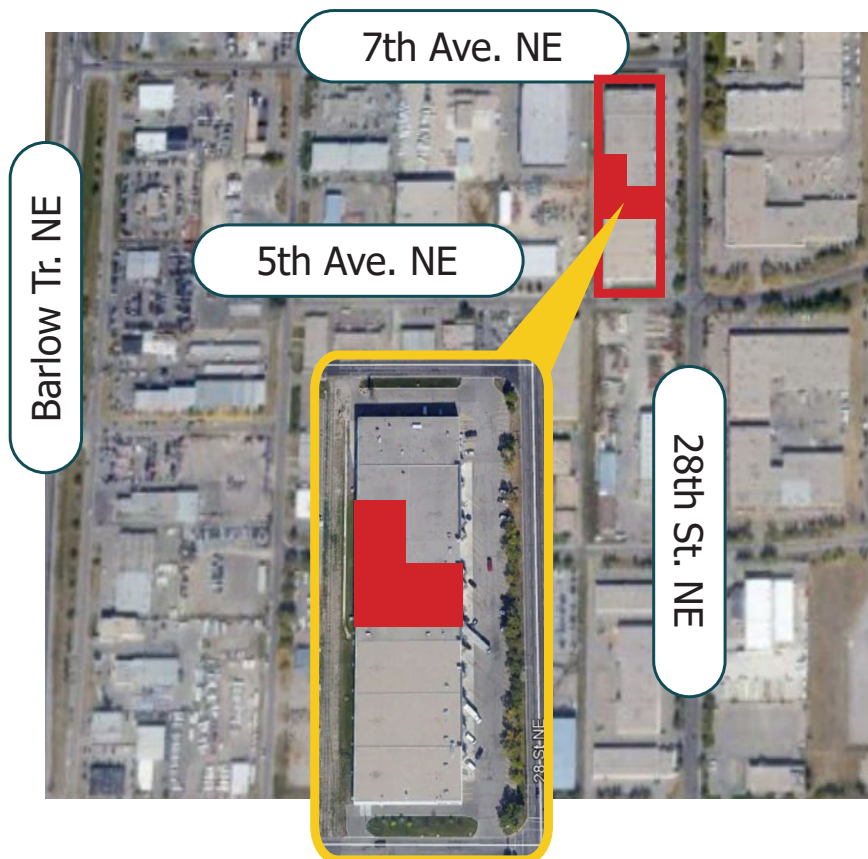
Kevin Deeks  
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Hardy Nielsen  
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# Property Highlights:

## #625, 617 28th Street N.E.

<b>DISTRICT:</b>	Meridian
<b>ZONING:</b>	I-G
<b>BAY SIZE:</b>	18,000 sqft
<b>OFFICE:</b>	1,000 sqft
<b>CEILING HEIGHT:</b>	24'
<b>LOADING:</b>	2 - 8' x 10 Docks
<b>LEGAL DESCRIPTION:</b>	Plan 7655HF, Block 7, Lot 1
<b>HEATING:</b>	Unit heaters and RTU
<b>ELECTRICAL:</b>	400 AMPs
<b>LEASE RATE:</b>	\$12.00 /sqft
<b>OPERATING COSTS:</b>	\$2.70 /sqft
<b>PROPERTY TAXES:</b>	\$2.10 /sqft



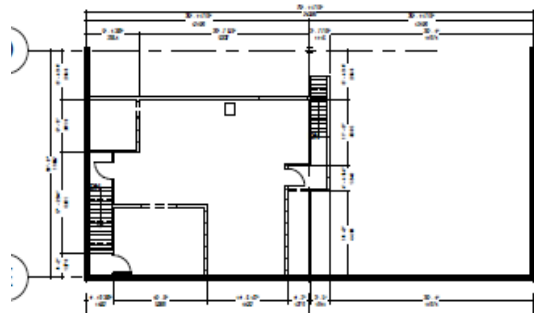
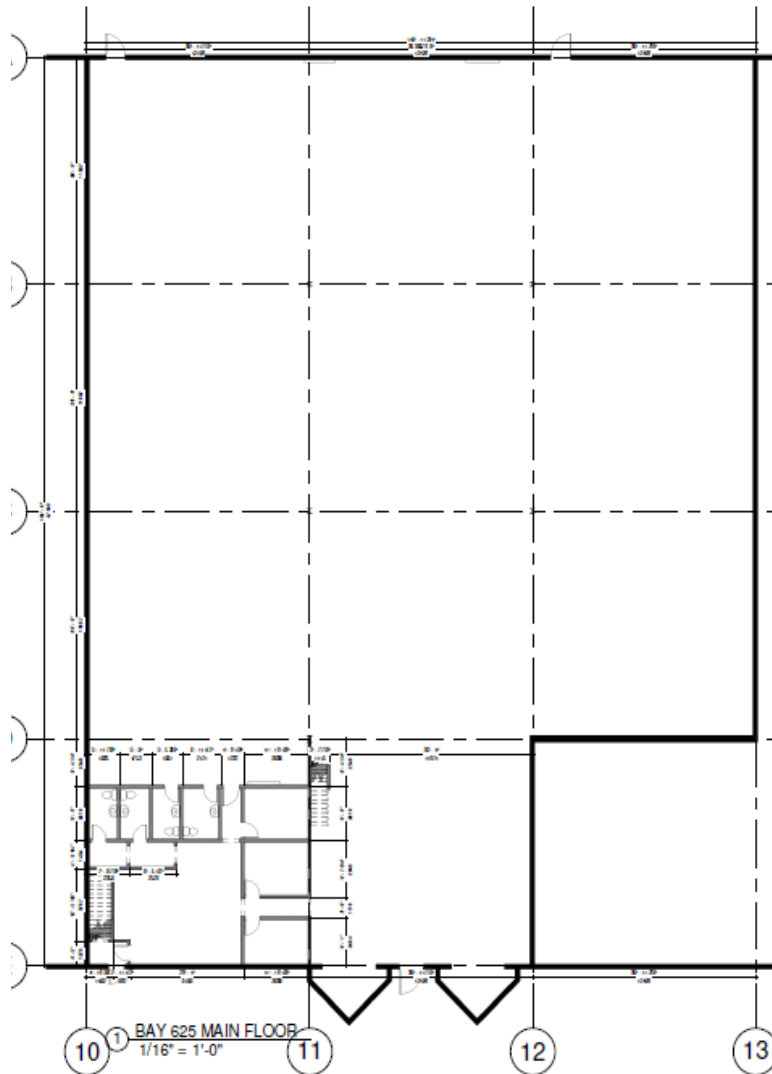
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# Floor Plan:

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