

For Lease

#3, 2916 5th Avenue N.E.

FRANKLIN

Warehouse • Office • 6,000 sqft



- Three Offices
- Reception Area
- Large Retail / Showroom Space
- Lunch Room
- Drive In Loading

- Building Exterior Upgrade
- Ample Parking
- Close to LRT and Bus Route 127
- Central Location



Norcal Group

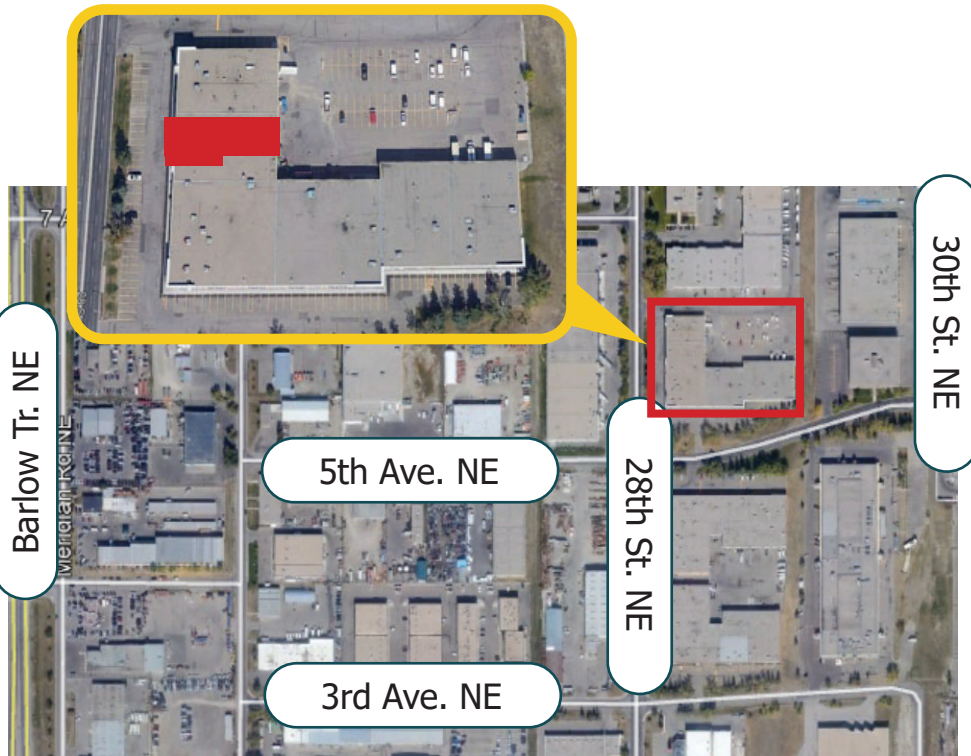
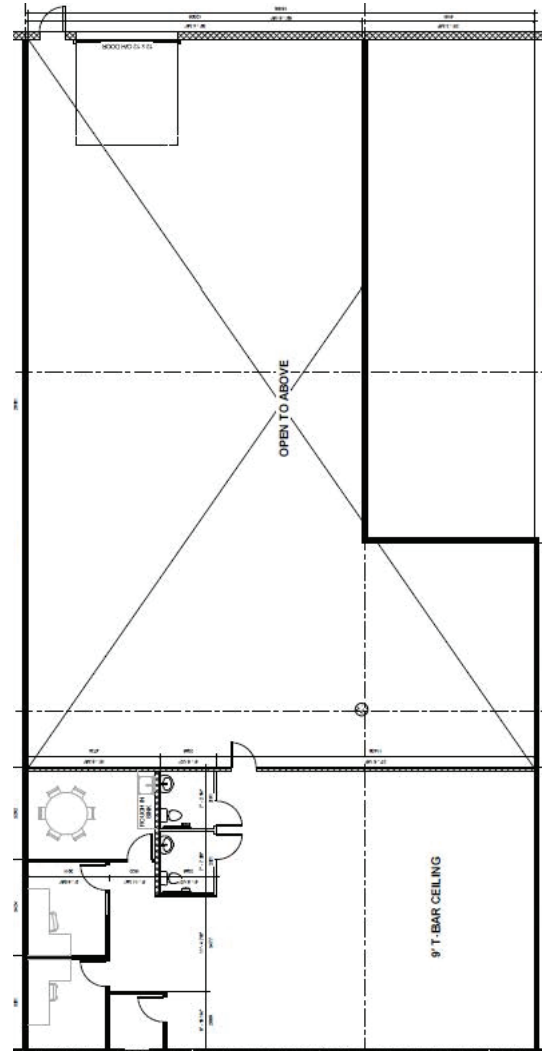
Kevin Deeks
Mobile: 403.819.8331
Fax: 403.291.3591
Email: KDeeks@NorcalGroup.com

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

Property Highlights:

#3, 2916 5th Avenue N.E.

DISTRICT:	Franklin Industrial Park
ZONING:	I-G
BAY SIZE:	6,000 sqft
OFFICE:	1,730 sqft
WAREHOUSE:	4,270 sqft
CEILING HEIGHT:	18'
LOADING:	1 Drive-In (12' X 12')
ELECTRICAL:	150 Amps, 600 Volts, 110/208
MECHANICAL:	RTU / Unit Heaters
LEASE RATE:	\$11.00 per sqft
OPERATING COSTS:	\$2.54 per sqft
PROPERTY TAXES:	\$2.41 per sqft



Norcal Group

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