

For Lease

#1, 2916 5th Avenue N.E.

FRANKLIN

Warehouse • Office • 4,790 sqft



- Large Office With Kitchen and Reception Area
- Storage Mezzanine
- Corner Unit
- Drive In Loading
- Building Exterior Upgrade
- Ample Parking
- Close to LRT and Bus Route #127
- Central Location



Norcal Group

260, 3015 12th St. N.E.
403.291.3010

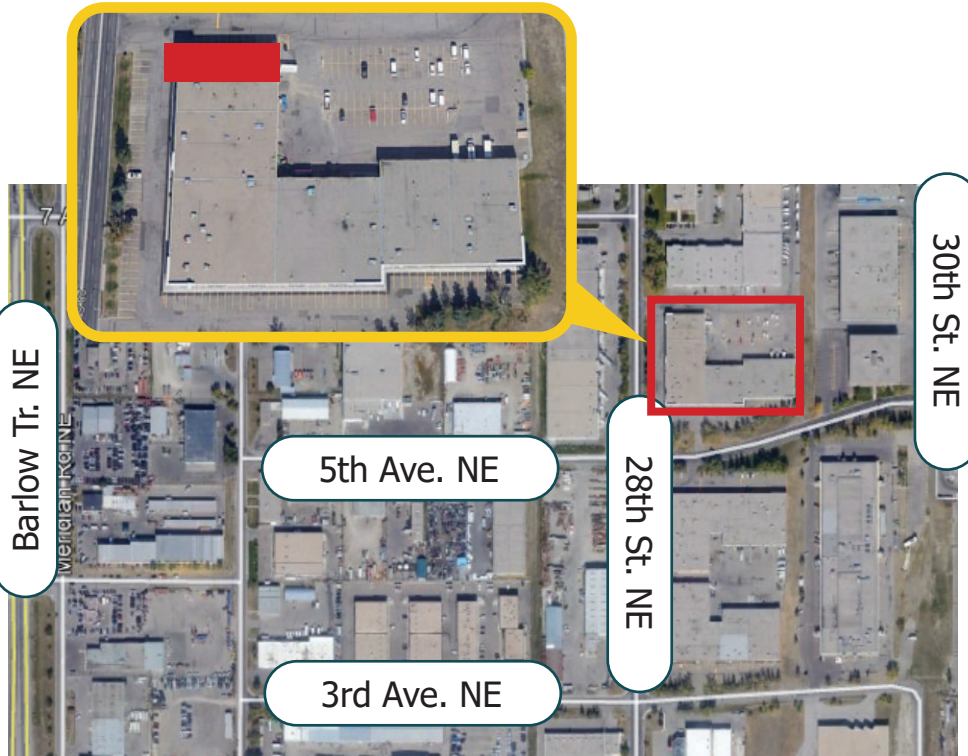
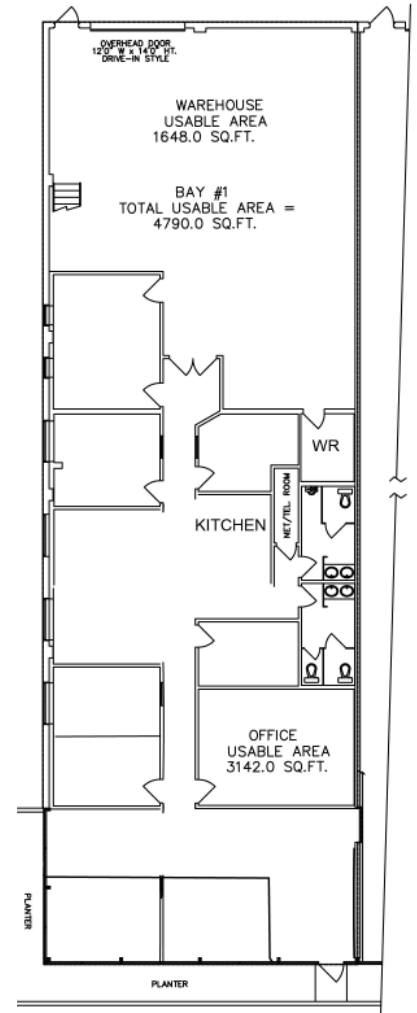
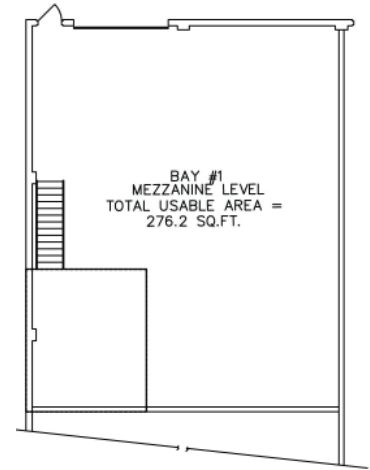
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Property Highlights:

#1, 2916 5th Avenue N.E.

DISTRICT:	Franklin Industrial Park
ZONING:	I-G
BAY SIZE:	4,790 sqft
OFFICE:	3,142 sqft
WAREHOUSE:	1,648 sqft
CEILING HEIGHT:	18'
LOADING:	1 Drive-In (12' X 14')
ELECTRICAL:	150 Amps, 600 Volts, 110/208
MECHANICAL:	RTU / Unit Heaters
LEASE RATE:	\$11.00 /sqft
OPERATING COSTS:	\$2.54 /sqft
PROPERTY TAXES:	\$2.41 /sqft



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