

# For Lease

#436, 28th Street N.E.

## FRANKLIN

Warehouse • Office • 6,300 sqft



- Office Built to Suit
- Washroom with Shower Facilities
- Two Drive-In Docks

- Central NE Location
- Easy Access via Transit
- Nearby amenities include Marlborough Mall, restaurants, and shopping



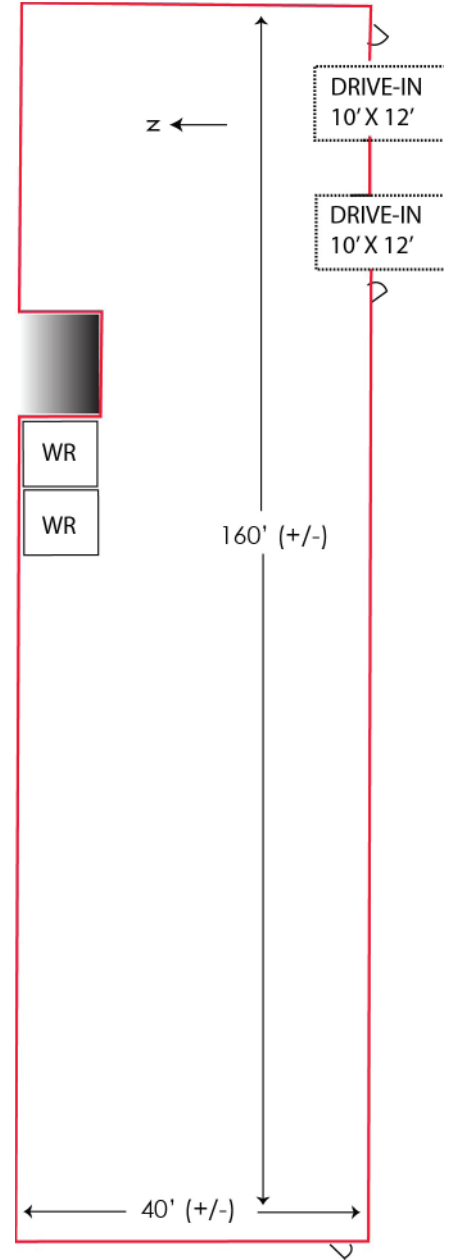
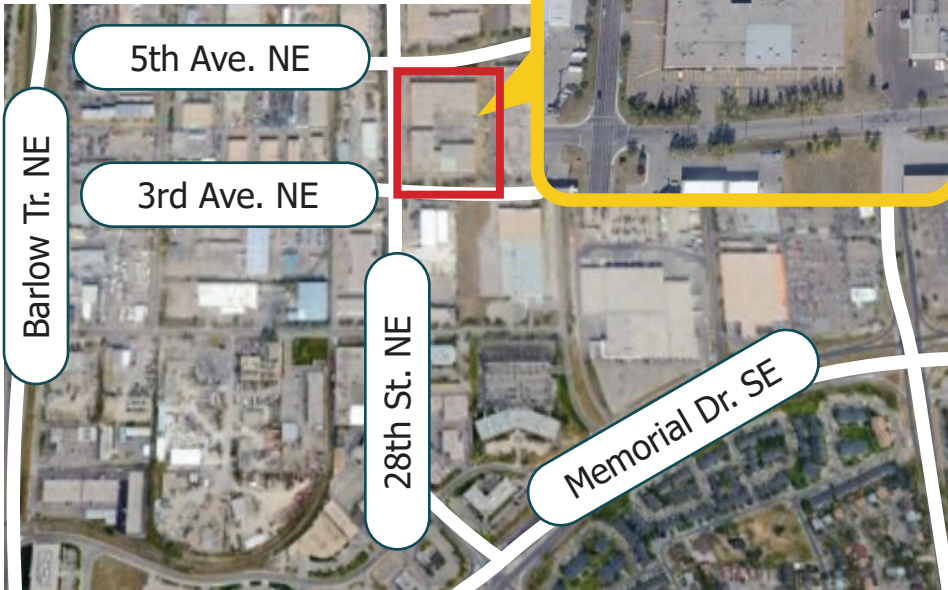
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# Property Highlights:

## #436, 28th Street N.E.

<b>ZONING:</b>	I-C
<b>BAY SIZE:</b>	6,300 sqft
<b>OFFICE:</b>	Built to Suit
<b>CEILING HEIGHT:</b>	22' Clear
<b>LOADING:</b>	Surface 10' x 12' (2)
<b>ELECTRICAL:</b>	200 Amps
<b>MECHANICAL:</b>	1 RTU/ 1 Unit Heater
<b>LEASE RATE:</b>	\$12.00/sqft
<b>OPERATING COSTS:</b>	\$2.90/sqft
<b>PROPERTY TAXES:</b>	\$1.89/sqft



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