

For Lease

#15, 2916 5th Avenue N.E.

FRANKLIN

Warehouse • Office • 4,800 sqft



- Ample Parking
- Upgraded Building Exterior
- Close to LRT & Transit Route #127
- New vinyl plank floor in office
- Central Location
- Four offices
- Kitchen



105, 4950 McCall Way N.E.
403.291.3010

Kevin Deeks
Mobile: 403.819.8331
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Hardy Nielsen
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Property Highlights:

#15, 2916 5th Avenue N.E.

DISTRICT:	Franklin Industrial Park
ZONING:	I-G
BAY SIZE:	4,800 sqft
OFFICE:	2,292 sqft
WAREHOUSE:	2,508 sqft
CEILING HEIGHT:	18'
LOADING:	1 Drive-In (12' X 12')
ELECTRICAL:	150 Amps, 600 Volts, 110/208 (TBV)
MECHANICAL:	RTU / Unit Heaters
LEASE RATE:	\$13.00 /sqft
OPERATING COSTS:	\$2.73 /sqft
PROPERTY TAXES:	\$3.27 /sqft



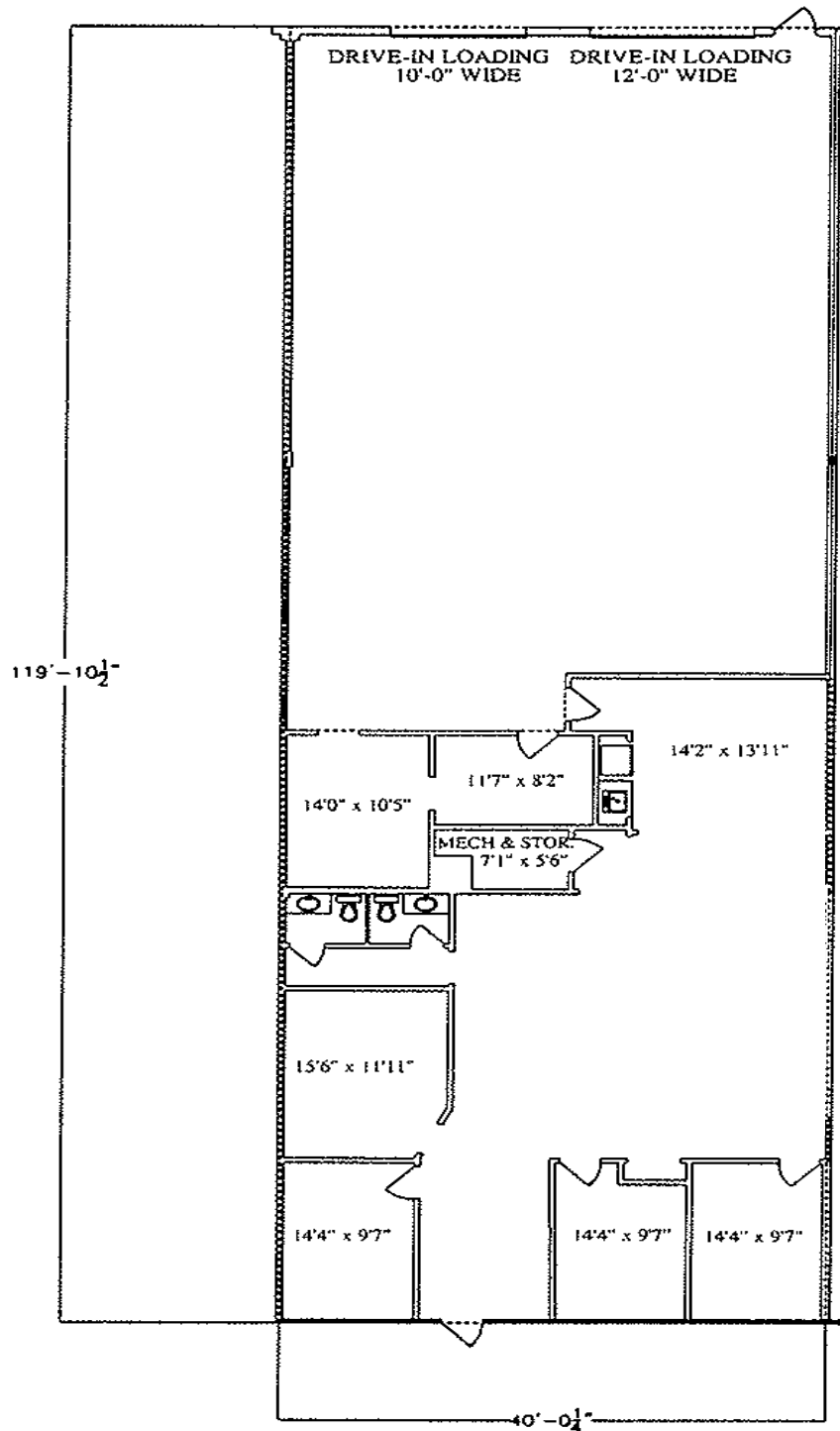
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Floor Plan

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