

For Lease

#625, 28th Street N.E.

FRANKLIN

Warehouse • Office • 18,000 sqft



- Office and Mezzanine Space
- New Warehouse Lighting (T5)
- Reception area
- 2 Docks (8'x10') and 1 Drive-In

- Central NE Location
- High Visibility on 28th St. NE
- Ample On-Site Parking
- Easy Access via Transit



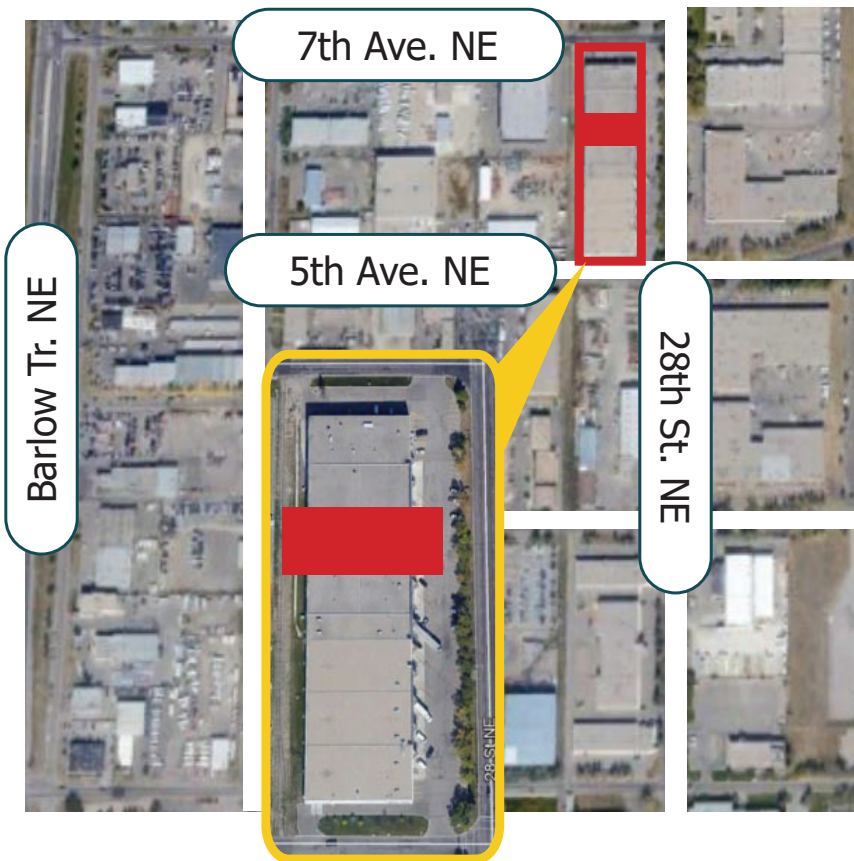
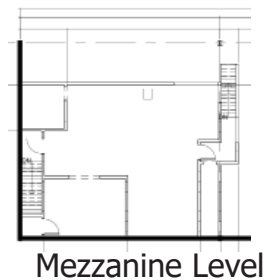
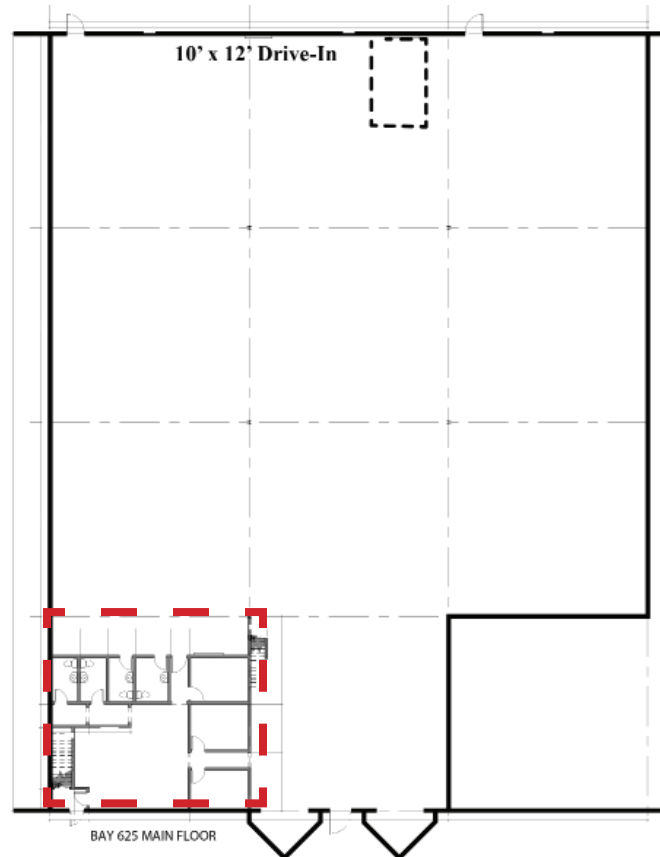
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Property Highlights:

#625, 28th Street N.E.

DISTRICT:	Franklin Industrial Park
ZONING:	I-G
BAY SIZE:	18,000 sqft
WAREHOUSE:	17,000 sqft
OFFICE:	1,000 sqft
MEZZANINE:	1,000 sqft
CEILING HEIGHT:	24' Clear
LOADING:	2 Dock, 1 Drive-In
ELECTRICAL:	200 AMP
MECHANICAL:	RTU/Unit Heaters
LEASE RATE:	\$9.00 /sqft
OPERATING COSTS:	\$2.11 /sqft
PROPERTY TAXES:	\$1.75 /sqft



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