

For Lease

#2923, 5th Avenue N.E.

FRANKLIN

Warehouse • Office • 9,480 sqft



- 14 Offices
- 4 Boardrooms
- Reception Area
- Dock Loading with Load Leveler

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

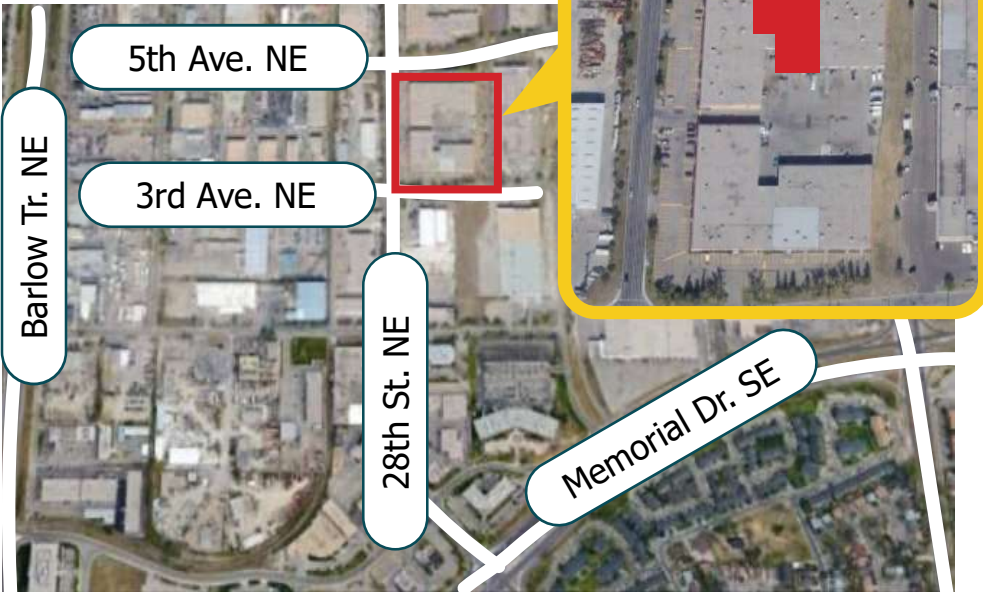
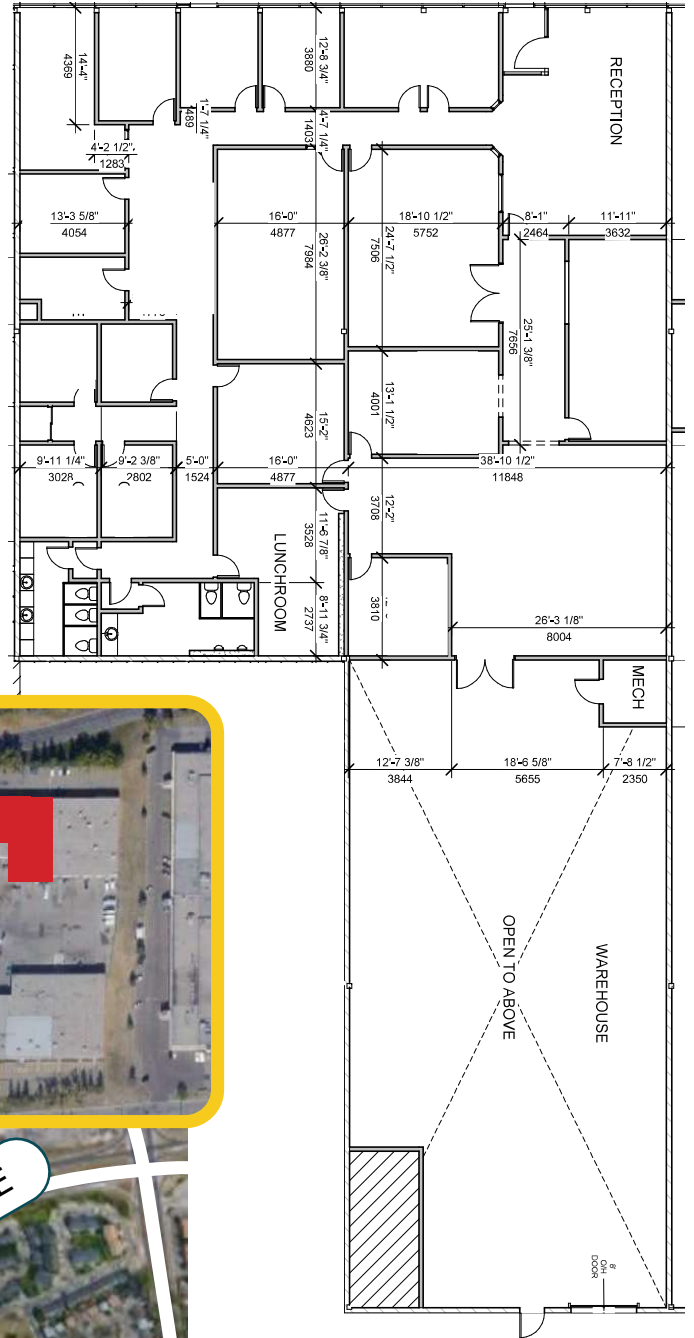


Kevin Deeks
Mobile: 403.819.8331
Fax: 403.291.3591
Email: KDeeks@NorcalGroup.com

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

Property Highlights:
#2923 5th Avenue N.E.

ZONING:	I-C
BAY SIZE:	9,480 sqft
OFFICE:	6,320 sqft
WAREHOUSE:	3,160 sqft
CEILING HEIGHT:	22' Clear
LOADING:	1 - 8' x 10' Dock Door
ELECTRICAL:	200 Amps
MECHANICAL:	HVAC Throughout Unit
LEASE RATE:	\$12.00/sqft
OPERATING COSTS:	\$3.22/sqft
PROPERTY TAXES:	\$2.27/sqft



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