

For Lease

#432/436, 28th Street N.E.

FRANKLIN

Warehouse • Office • 11,100 sqft



- Extensive Office Build-out
- 2,100 sqft Mezzanine
- Three Drive-In Doors
- Washroom with Shower Facilities

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



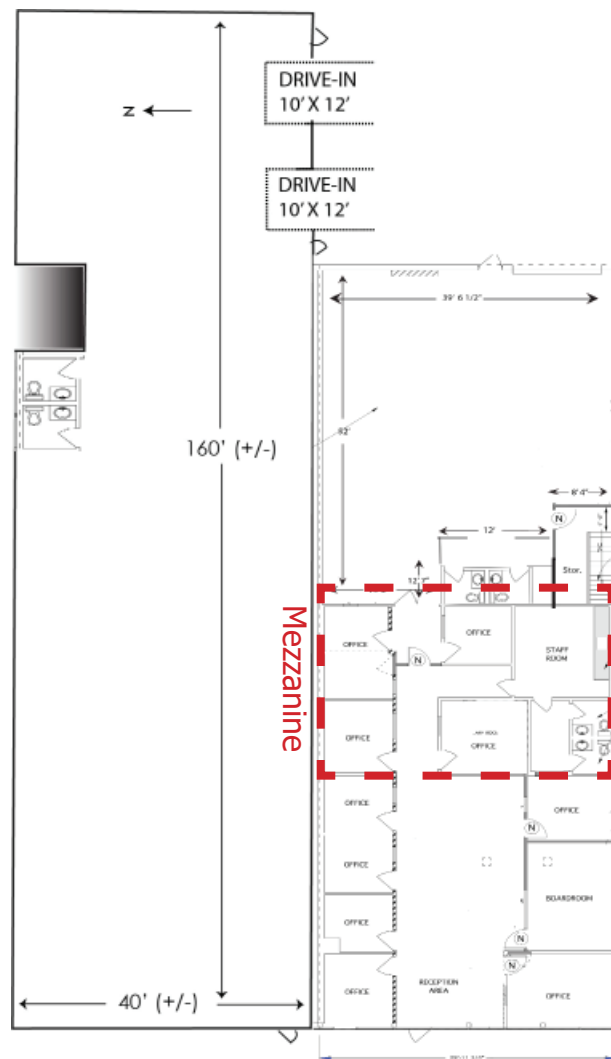
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Property Highlights:

#432/436, 28th Street N.E.

ZONING:	I-C
BAY SIZE:	11,100 sqft
OFFICE:	2,700 sqft
WAREHOUSE:	8,400 sqft
CEILING HEIGHT:	22' Clear
LOADING:	Surface 10' x 12' (3)
ELECTRICAL:	100 Amps
MECHANICAL:	HVAC Throughout Office 1 RTU/ 1 Unit Heater in Warehouse
LEASE RATE:	\$10.50/sqft
OPERATING COSTS:	\$2.61/sqft
PROPERTY TAXES:	\$1.89/sqft



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