

# For Lease

#2926, 3rd Avenue N.E.

## FRANKLIN

Warehouse • Office • 6,400 sqft



- Two Private Offices and One Shared Workroom
- Kitchen/Lunchroom
- 2 Individual Washrooms
- Waiting/ Reception Area

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



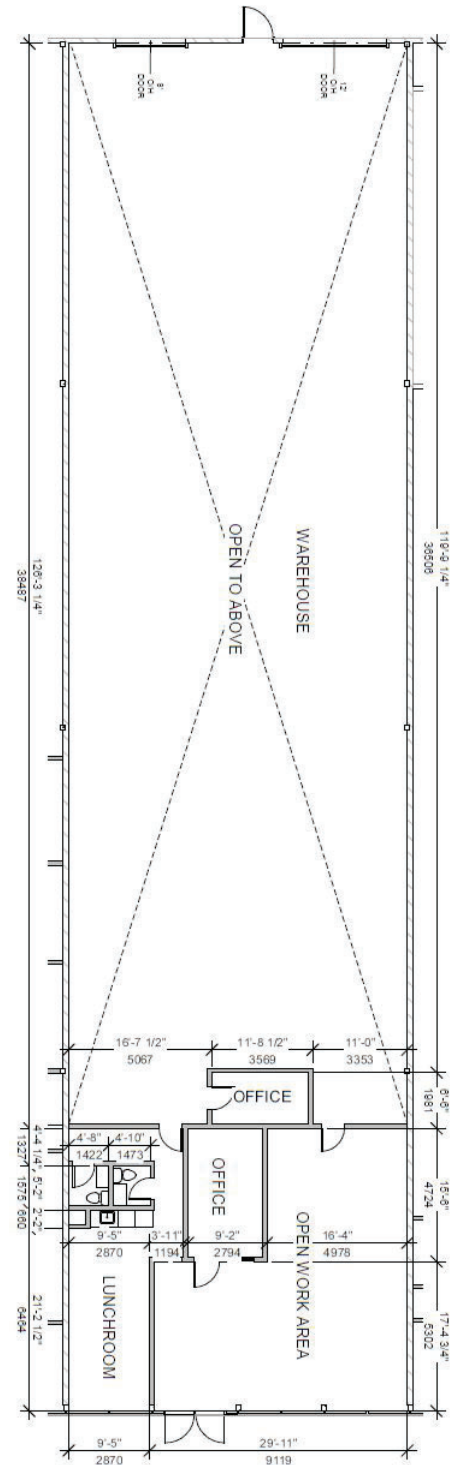
Kevin Deeks  
Mobile: 403.819.8331  
Fax: 403.291.3591  
Email: [KDeeks@NorcalGroup.com](mailto:KDeeks@NorcalGroup.com)

Hardy Nielsen  
Mobile: 403.540.6332  
Fax: 403.291.3591  
Email: [Hardy@NorcalGroup.com](mailto:Hardy@NorcalGroup.com)

# Property Highlights:

## #2926, 3rd Avenue N.E.

<b>ZONING:</b>	I-C
<b>BAY SIZE:</b>	6,400 sq. ft.
<b>OFFICE:</b>	1,410 sq. ft.
<b>WAREHOUSE:</b>	4,990 sq. ft.
<b>CEILING HEIGHT:</b>	22' Clear
<b>LOADING:</b>	(1) Surface 10'x12' (1) Dock 8'x10'
<b>ELECTRICAL:</b>	200 Amps
<b>MECHANICAL:</b>	HVAC Throughout Unit
<b>LEASE RATE:</b>	\$11.00/sq. ft.
<b>OPERATING COSTS:</b>	\$2.82/sq. ft.
<b>PROPERTY TAXES:</b>	\$1.89/sq. ft.



Kevin Deeks  
 Mobile: 403.819.8331  
 Fax: 403.291.3591  
 Email: [KDeeks@NorcalGroup.com](mailto:KDeeks@NorcalGroup.com)

Hardy Nielsen  
 Mobile: 403.540.6332  
 Fax: 403.291.3591  
 Email: [Hardy@NorcalGroup.com](mailto:Hardy@NorcalGroup.com)