



For Lease

Property Highlights

- Small space, can be leased as storage space or landlord will build to suit
- Central NE multi-tenant Industrial Park
- Close access to amenities and City Transit
- Immediate access to Barlow Trail, 36 Street NE and 16 Avenue NE
- Short term deals available

3320 - 14 Avenue NE, Bay 4

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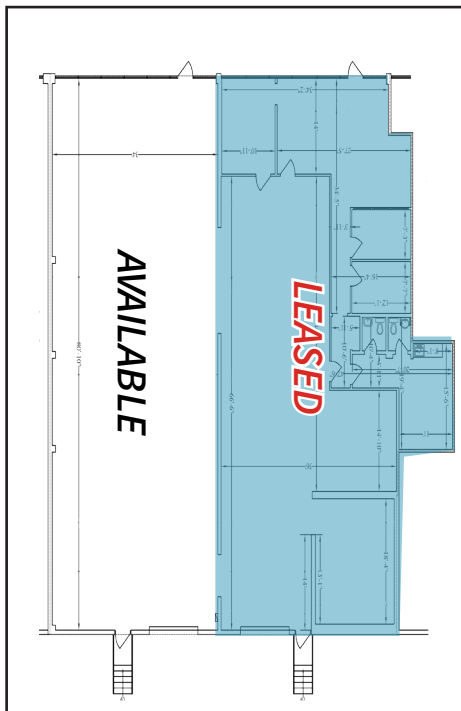
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Floor Plan



Property Information

BAY 4, 3320 - 14 AVENUE NE

DISTRICT:	Franklin Industrial Park
ZONING:	I-G (Industrial General)
YEAR BUILT:	1980
SQUARE FEET:	+/- 3,000 (Warehouse)
LOADING:	1 (10' x 10') dock door
POWER:	200 amps (TBV)
AVAILABLE:	Immediately
SPRINKLERS:	Yes
CEILING HEIGHT:	14.5' clear
ASKING LEASE RATE:	\$8.75 per s.f.
OP. COSTS (2019):	\$5.46 per s.f. (includes gas, HVAC repair and maintenance, garbage, water/sewer)