



For Lease

Property Highlights

- 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
- Great small bay opportunity with build to suit office space
- Short term deals available

3360 - 14 Avenue NE, Bay 6

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Property Information

BAY 6, 3360 - 14 AVENUE NE

DISTRICT:	Franklin Industrail Park
ZONING:	I-G (Industrial General)
YEAR BUILT:	1980
SQUARE FEET:	Warehouse: 1,933 s.f.
LOADING:	1 (10' x 10') drive in door
POWER:	100 amps @ 120/208 volts (TBV)
AVAILABLE:	Immediately
SPRINKLERED:	Yes
CEILING HEIGHT:	14.5' clear
ASKING LEASE RATE:	\$9.00 per s.f. (as is)
OP. COSTS (2020):	\$5.29 per s.f. (includes gas, HVAC repair and maintenance, garbage, water/sewer)

