

# FOR LEASE

INDUSTRIAL OFFICE | WAREHOUSE  
4303 - 26TH STREET NE, UNIT 134



## 10,559 SQ.FT. AVAILABLE IMMEDIATELY

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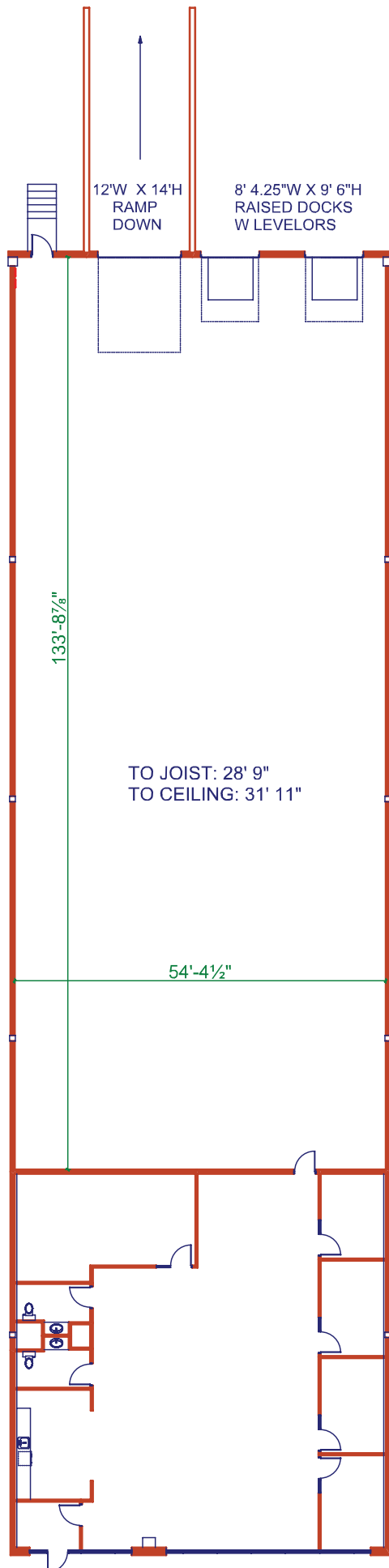
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# PROPERTY INFORMATION



**AVAILABLE AREA:** Office: 3,000 square feet  
Warehouse: 7,559 square feet  
TOTAL: **10,559** square feet

**NET RENTAL RATE:** \$9.50 per sq.ft. per annum

**OP. COSTS:** \$4.25 per square foot (for 2019)

**LOADING:** 2 - 8'4" x 9'4" dock doors  
1 - 12' x 14' drive-in door

**ZONING:** I-G (Industrial General)

**CEILING HEIGHT:** 28' clear height

**LIGHTING:** LED

**POWER:** 100 Amps, 600 Volt, 3 phase service (TBV)

**SPRINKLERS:** ESFR Upgrade Capable

**HEATING/HVAC:** Warehouse: Radiant Heaters  
Office: Rooftop HVAC

**BAY DIMENSIONS:** 55' wide x 192' deep

**AVAILABLE:** Immediately



# PHOTOS





## LOCATION



## CONTACT US

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