



### Building Information

Clear Height: 14'  
Dock-high Door(s): 21

## 1177 Franklin Blvd

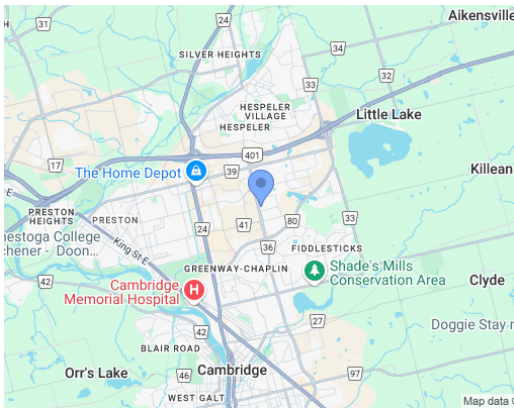
1177 Franklin Boulevard, Cambridge, Ontario N1T 1X9

### Building Description

1177 Franklin Boulevard comprises a 50,456 square feet, multi tenant industrial building located at the northeast corner of Franklin Boulevard and Raglin Road. Constructed in 1987, the building has been divided into various units, ranging between 2,400 and 16,785 square feet.

### Features

14 feet clear ceiling height. 21 truck level shipping doors. 150 vehicle surface parking.



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General	Year Built 1986		Building Management BGO Properties	Building Website www.bgoproperties.com
Tenant Cost	Operating Costs \$ 3.42 /sf		Realty Tax \$ 1.85 /sf	Total Additional Rent \$ 5.27 /sf
Site Description	Number of Building(s) 1		Number of Unit(s) 14	
	Site Zoning Description M3 - General Industrial			
Building Size	Number of Floor(s) 1		Site Coverage 22.6	Total Acreage 5.1 acres
Technical Specifications	Clear Height 14'		Dock-high Door(s) 21	
Construction	Roofing Type Metal		Available Electrical (Volts) 600 V	Available Electrical (Amps) 400 A
	Power Description 400 AMP, 600 Volts, 3 Phase, 4 Wire service complete with a "Federal Pioneer" disconnect switch.			
Safety & Access	Description Fire protection is provided through stand-alone chemical fire extinguishers within tenant units, mechanical rooms and electrical rooms.			
Parking	Surface Stall(s) 150		Total Parking Stalls 150	