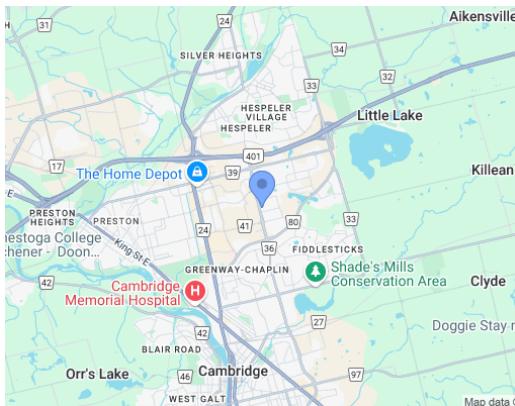


## Building Information

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.

Cabot Mackenzie  
 Sales Representative  
 Jones Lang Lasalle

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