FOR LEASE > WAREHOUSE

# 2510 JASPER AVENUE

UNIT 7, SASKATOON, SK

Multi-tenant industrial building with great exposure to Circle Drive and Circle Drive South Bridge. This premium location allows for easy access to Circle Drive, Idylwyld Drive, Highways 16, 11 and 12 and Saskatoon John G. Diefenbaker International Airport.

## BUILDING PARTICULARS

Warehouse Space: 15,738 SF

- One washroom
- Three dock level overhead doors
- Racking height up to 20 feet
- Two exterior man doors

Office Space: 1,269 SF

- Two washrooms
- Wide open work space
- Small print room
- Tons of natural light
- Vestibule area that leads to office & warehouse space

## AREA FOR LEASE

17,007 SF

## ZONING

IL1

## LEASE RATE

$9.50 PSF

## OCCUPANCY COSTS

$4.28 PSF
Includes property tax, insurance, parking lot and building maintenance fees

## POSSESSION

Immediate

**KYLE GERWING**
Business Development and Leasing
306 717 9893
kgerwing@concordegroup.com

300-1507 Eighth Street East
Saskatoon SK S7H 0T2
306 668 3004
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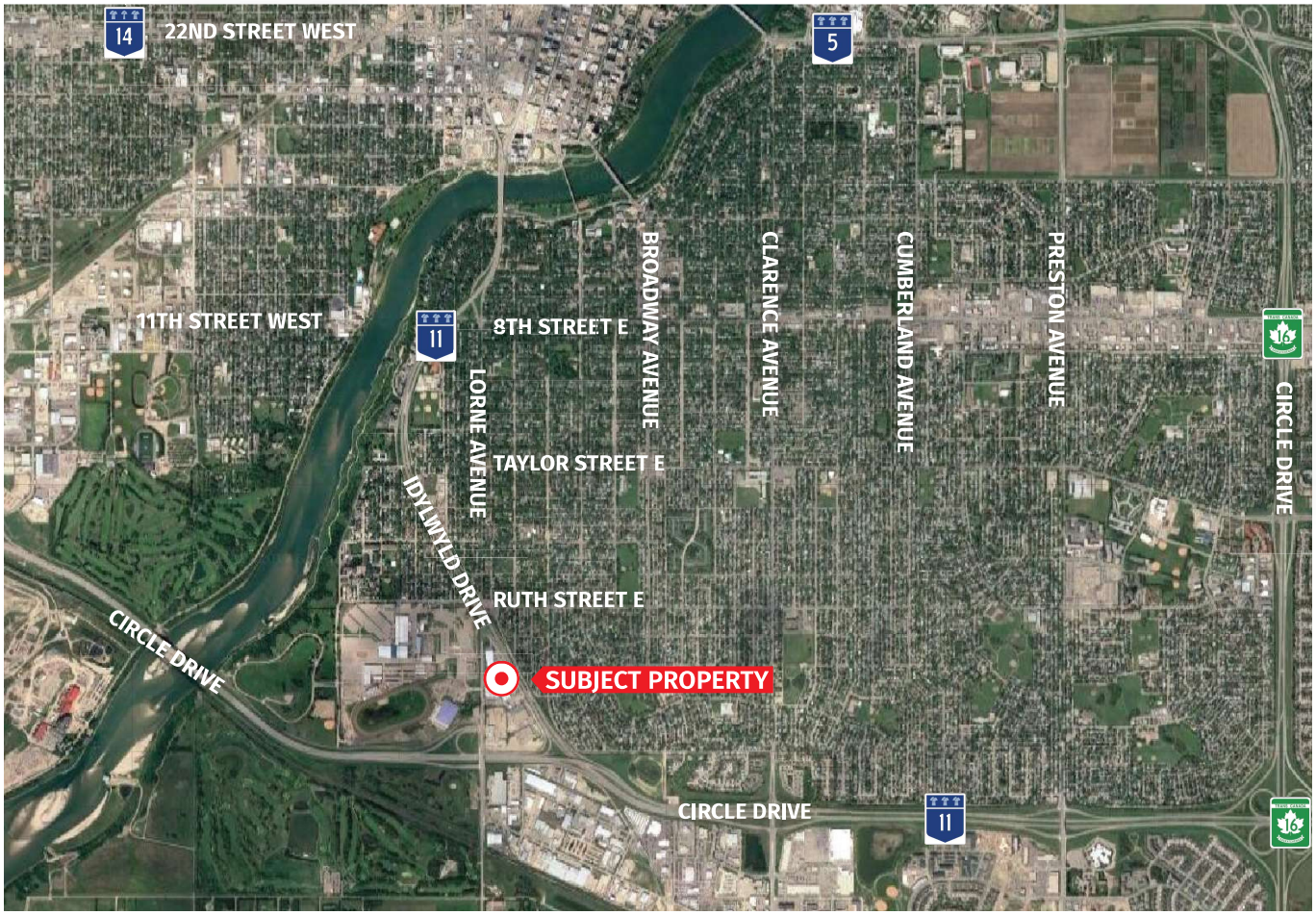
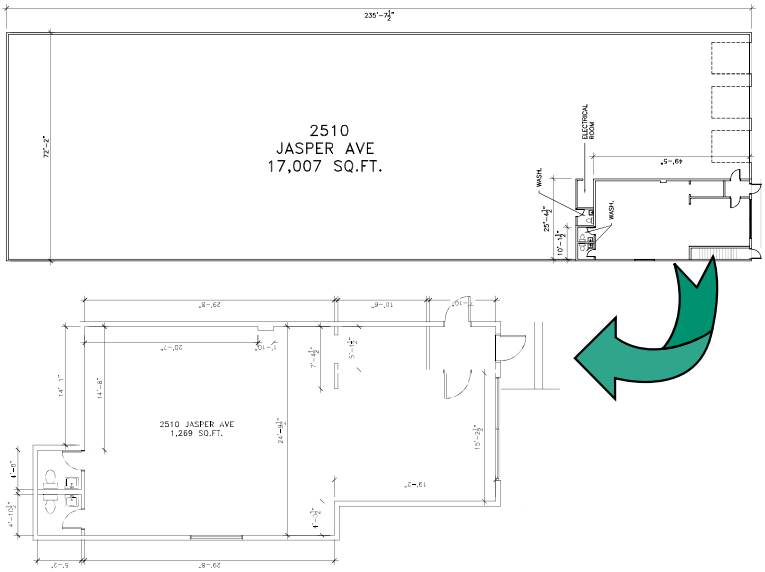
CONCORDE PROPERTIES

# UNIT 7 2510 JASPER AVENUE



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