

FOR LEASE > WAREHOUSE

HERITAGE BUSINESS PARK

UNIT 305 2750 FAITHFULL AVENUE, SASKATOON, SK



Heritage Business Park is located on the corner of Faithfull Avenue and 51st Street in Saskatoon. This premium location allows for easy access to Circle Drive, Idylwyld Drive, Highways 16, 11 and 12 and Saskatoon John G. Diefenbaker International Airport. Unit 305 is situated behind Heritage Business Park with access to 50th Street.

BUILDING PARTICULARS

- > Ample surface parking
- > Small office component
- > Two washrooms
- > 24' roof line
- > Two 10' loading dock doors
- > Electrical – 125 AMP PANEL
- > Mechanical – RTU & electric baseboard heat in the office area.
- > Hanging heaters in the warehouse area.

AREA FOR LEASE

3,463 SF

Potential to lease neighbouring unit for a total of 5,661 SF

ZONING

IL1

LEASE RATE

\$11.50 PSF

OCCUPANCY COSTS

\$5.88 PSF

POSSESSION

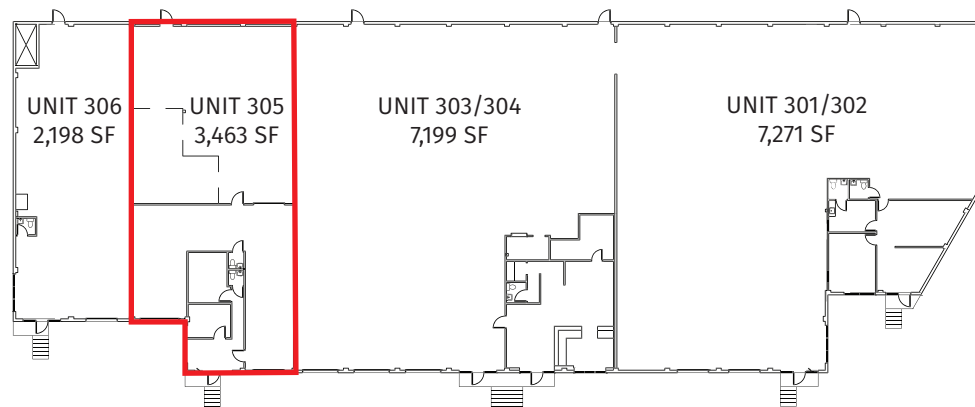
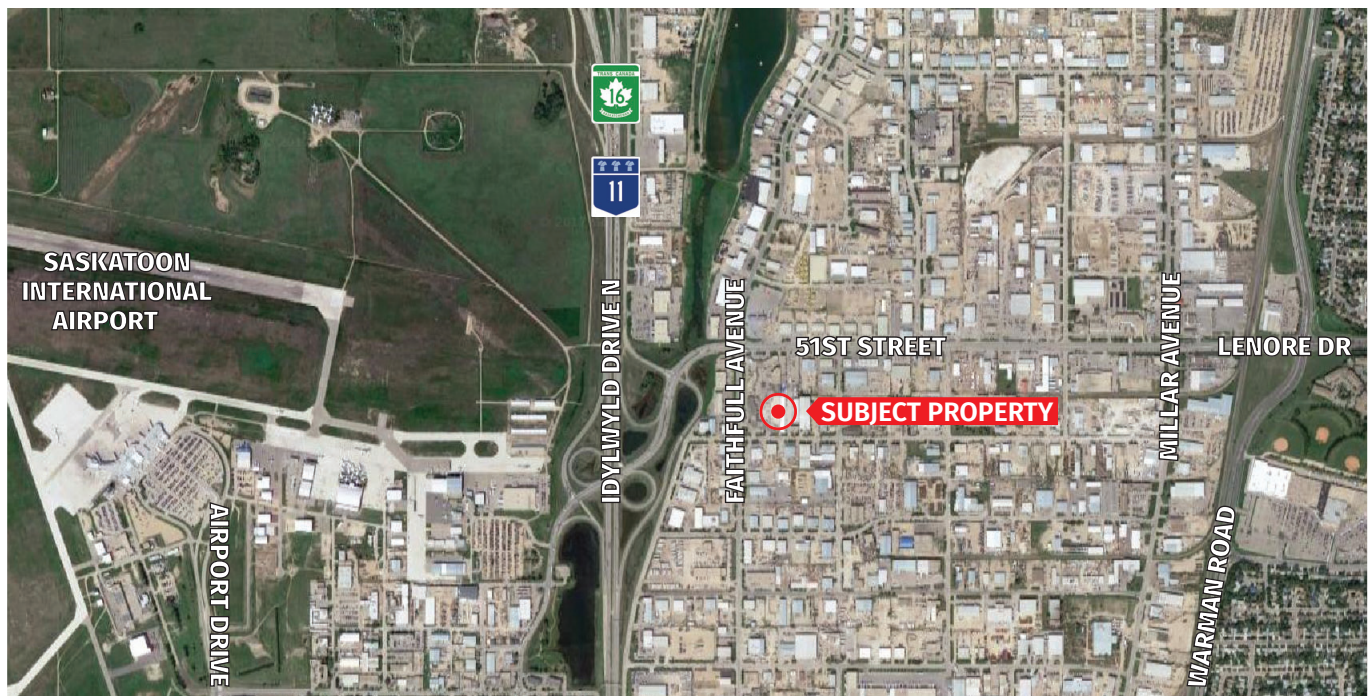
Immediately

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CONCORDE
PROPERTIES

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