

FOR LEASE > INDUSTRIAL

45A STREET E

UNITS 504-506A, SASKATOON, SK



Great central north end space located just off Faithfull Avenue. Property has easy access to 51st Street, Circle Drive, Idylwyld Drive, Highways 16, 11 and 12 and Saskatoon John G. Diefenbaker International Airport.

BUILDING PARTICULARS

- > Bright open warehouse space
- > 14 foot clear ceiling height
- > 12 foot high overhead doors at grade height on each bay
- > Hanging heaters
- > Built out washrooms in some of the bays
- > 100 amp breaker panel in each bay
- > No interceptor pits available

AREA FOR LEASE

3,308 – 13,812 sf

The space can be demised into smaller bays (see floor plan for different options)

ZONING

IL1

NET ASKING RATE

\$9.50 PSF

OCCUPANCY COSTS

\$4.65 PSF

POSSESSION

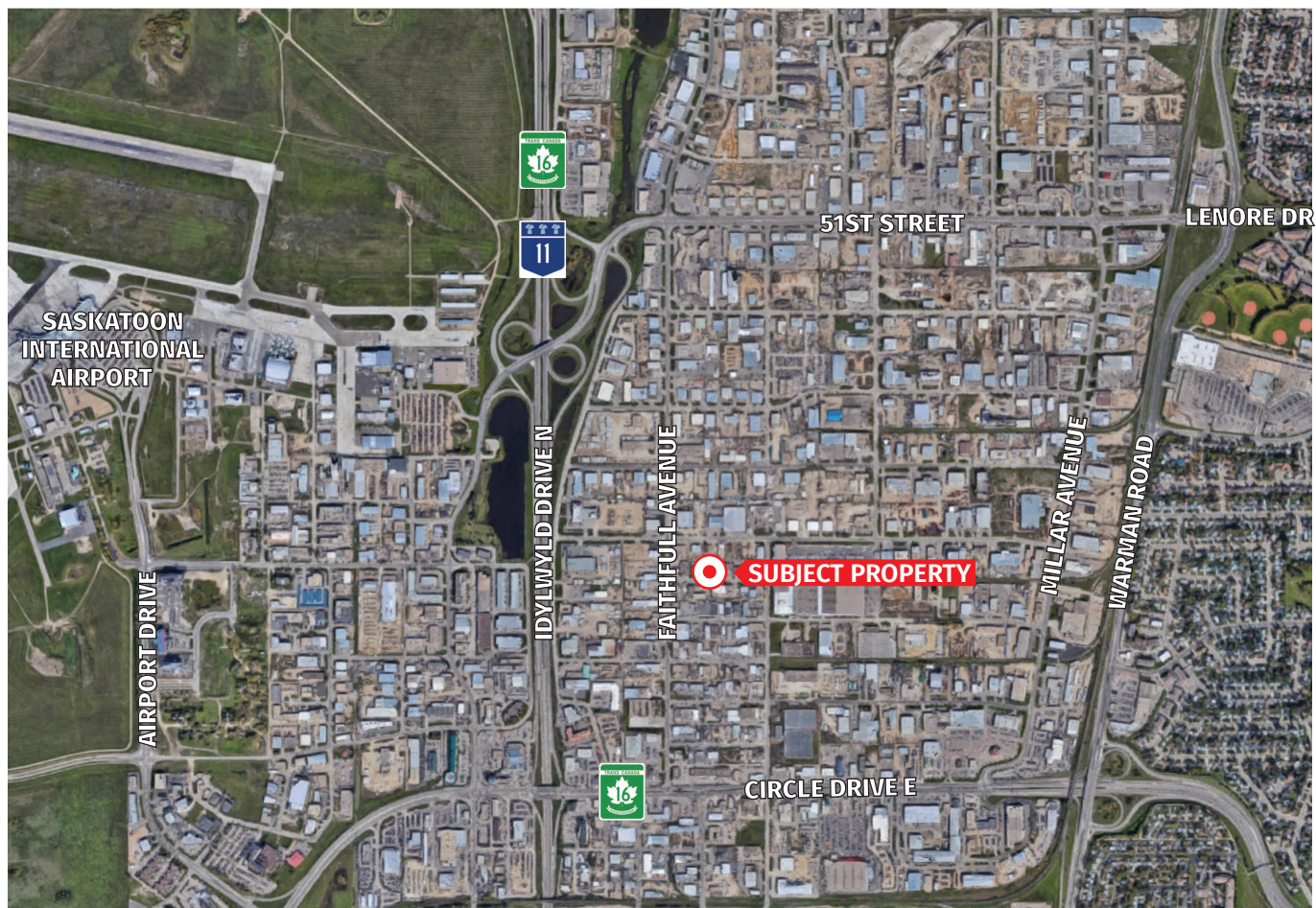
Immediate

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

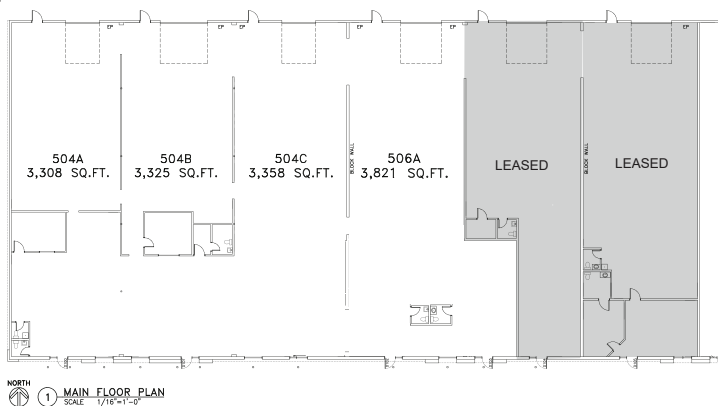
300-1507 Eighth Street East
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PROPERTIES

UNITS 504-506B 45A STREET E



FLOOR PLAN



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