

FOR LEASE > INDUSTRIAL

# 45A STREET E

UNITS 504C-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 newly painted warehouse space
- > 14 foot clear ceiling height
- > 12 foot high overhead doors at grade height on both bays
- > Hanging heaters
- > Built out washrooms in bay 506A
- > 100 amp breaker panel in each bay
- > No interceptor pits available
- > Landlord has the ability to add fire sprinkler system to the premises

## AREA FOR LEASE

3,358 – 7,179 sf

## ZONING

IL1

## NET ASKING RATE

\$12.00 PSF

## OCCUPANCY COSTS

\$4.80 PSF

## POSSESSION

Immediate

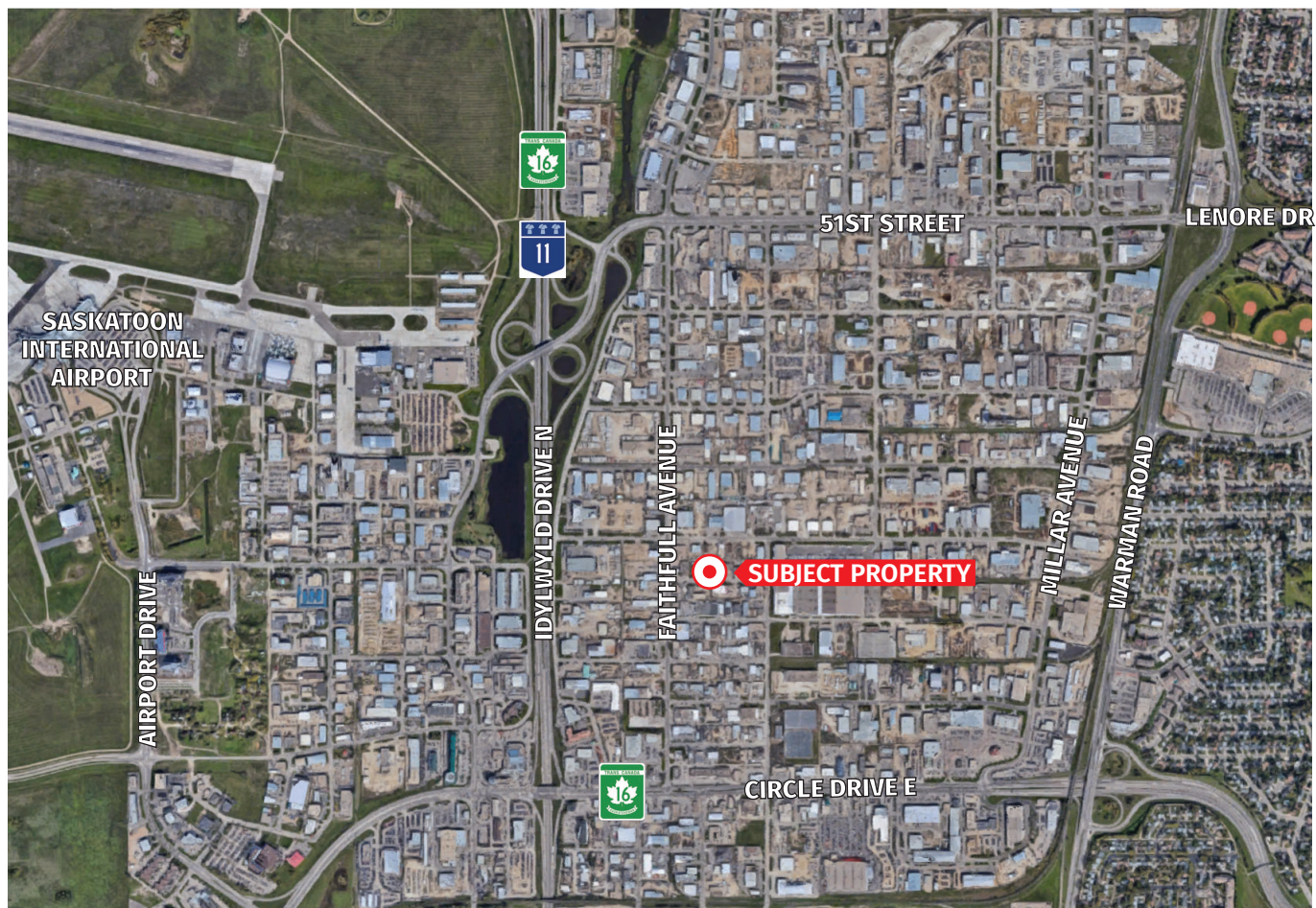
**KYLE GERWING**  
Business Development and Leasing  
306 717 9893  
kgerwing@concordegroupp.com

300-1507 Eighth Street East  
Saskatoon SK S7H 0T2  
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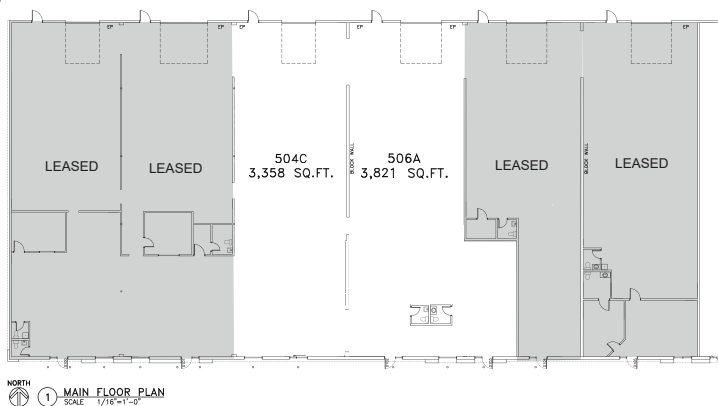
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PROPERTIES



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## FLOOR PLAN



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