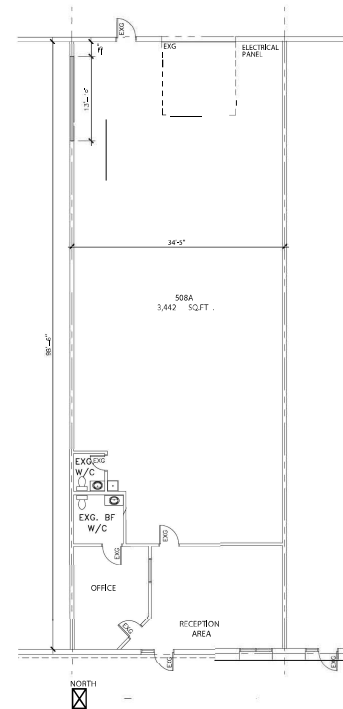


FOR LEASE > INDUSTRIAL

45A STREET E

UNIT 508A, 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

- > 13' overhead door at grade height
- > Front office and reception area
- > Large rear warehouse area
- > 2 washrooms, includes 1 barrier free
- > Roof top HVAC unit above office area, hanging heaters in warehouse
- > Ceiling height: 14' clear
- > Parking: common to site

AREA FOR LEASE

3,442 SF

ZONING

IL1

NET ASKING RATE

\$9.50 PSF

OCCUPANCY COSTS

\$4.54 PSF

POSSESSION

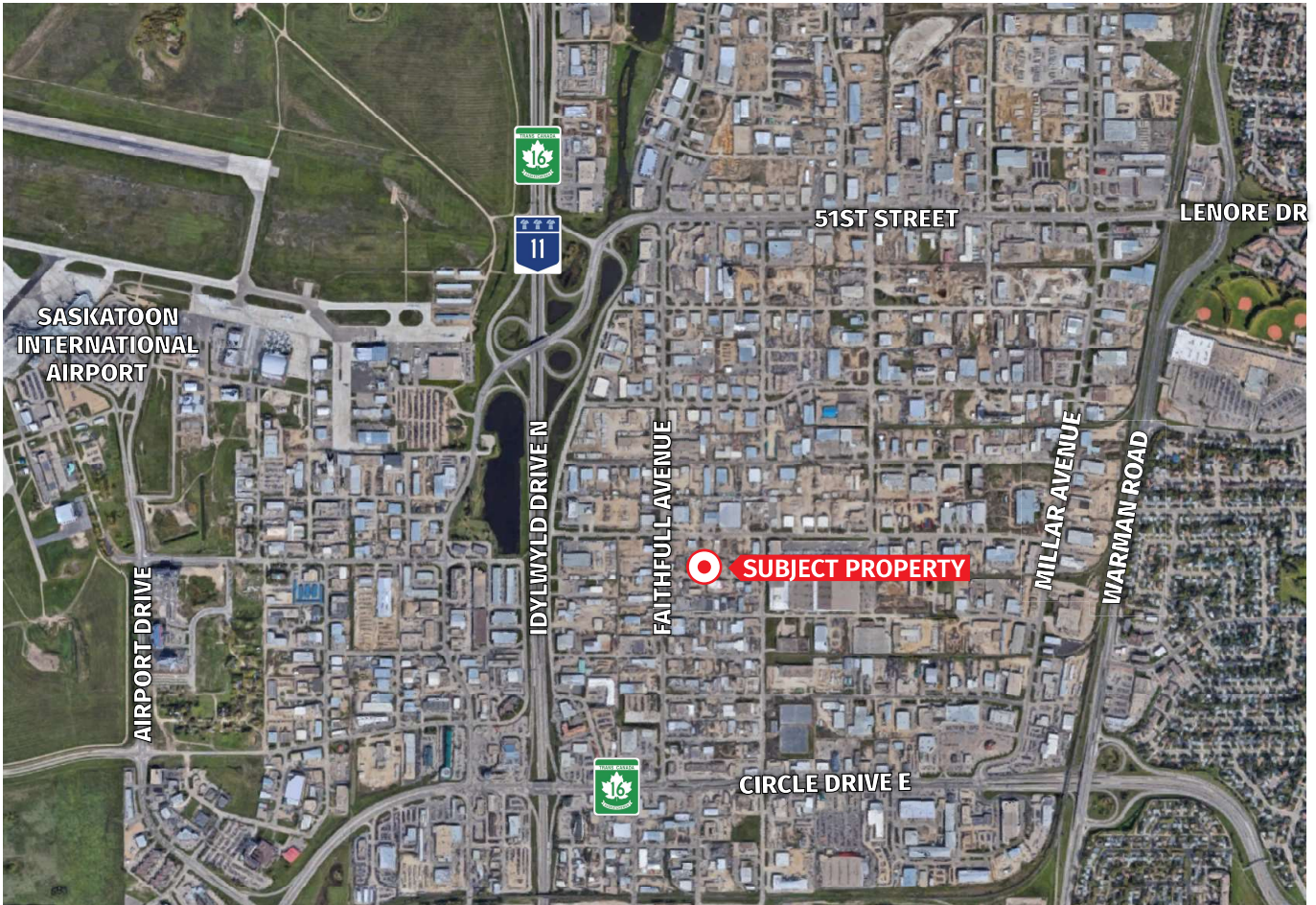
Immediate

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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