

FOR LEASE > Industrial/Flex

# 415 51ST STREET E

SASKATOON, SK

## NEW CONSTRUCTION



Property has direct exposure and access to 51st Street with a daily traffic count of 42,800. Also situated just off of Faithfull Avenue, 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 SPECIFICATIONS

- > 50-foot-deep bays, 5 bays ranging from 2,522 - 2,700 sf each
- > 5" concrete slab on grade
- > LED high bay lighting
- > Brick and metal cladding exterior finishes
- > Clear ceiling height 22'9" (front of space) to 21'3" (back of space)

### EACH INDIVIDUAL BAY INCLUDES:

- > Automatic 14' wide x 16' high overhead door
- > Interceptor pit
- > Concrete apron in front of overhead door
- > 200A 42 circuit electrical panel
- > Hanging gas unit heater
- > 3/4" domestic water connection
- > Double glass entry door
- > Rough in for washroom

### AVAILABLE AREA

Up to 13,297 SF

### ZONING

IL1 - Light Industrial

### LEASE RATE

Bay 1 - \$19.00 PSF

Bay 2-5 - \$16.50 PSF

### OCCUPANCY COSTS

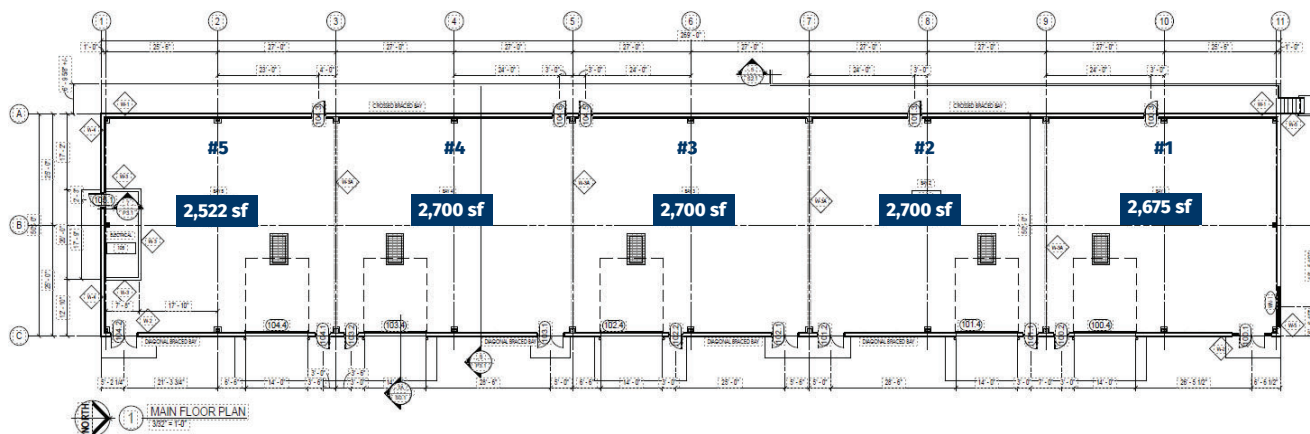
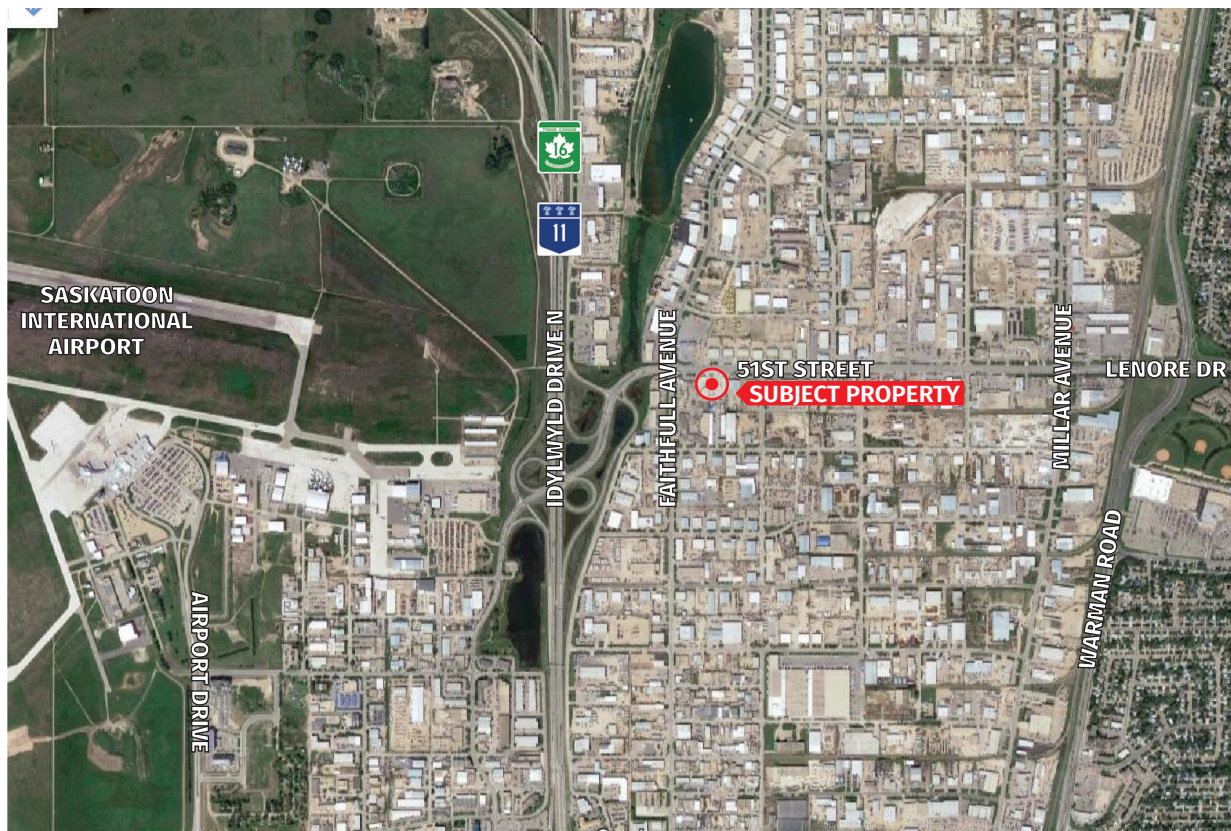
\$6.10 PSF (2024 estimate)

### POSSESSION

Summer 2025

Tenant Incentives available for qualified tenants on long term leases.

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