

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
- > Demising wall between Bay 103 & 104 is built
- > Bays 100-103 are open for larger tenants ranging from 5,400-10,775 sf
- > 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 BAY INCLUDES:

- > Automatic 14' wide x 16' high overhead door
- > Interceptor pit
- > Concrete apron in front of overhead door
- > Minimum 200A 42 circuit electrical panel for each tenant
- > 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 100 - \$19.00 PSF

Bays 101-104 - \$16.50 PSF

OCCUPANCY COSTS

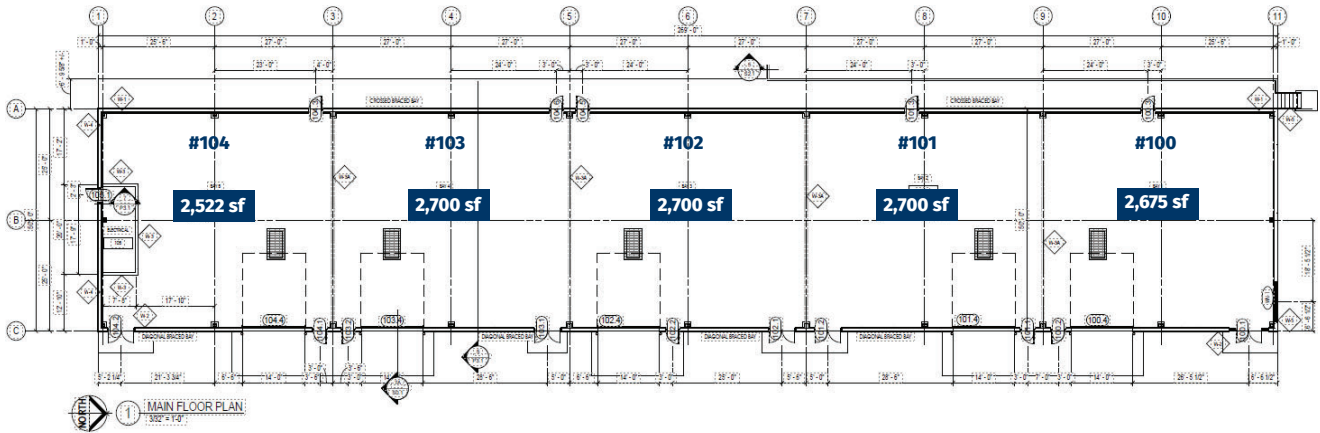
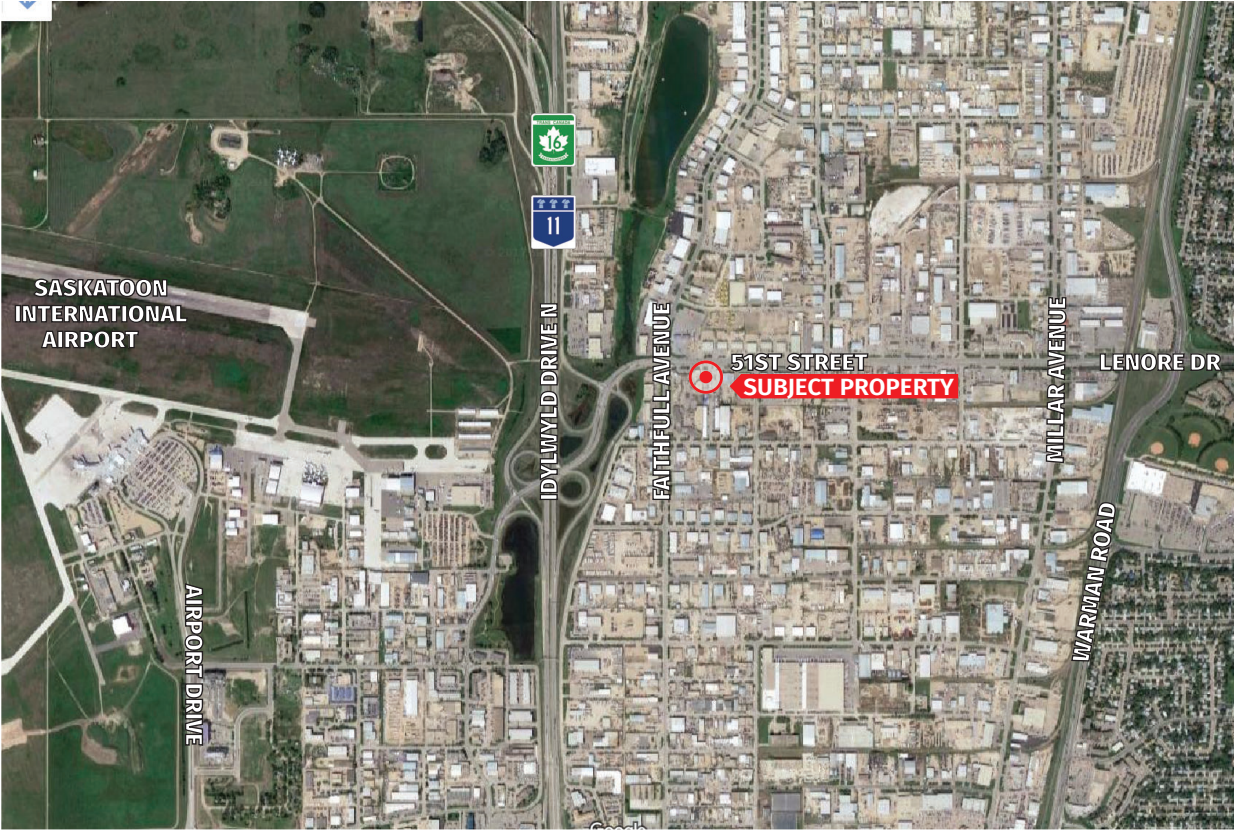
\$6.10 PSF (2024 estimate)

POSSESSION

Immediate

Tenant Incentives available for qualified tenants on long term leases.

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