

FOR LEASE > INDUSTRIAL

# 45A STREET E

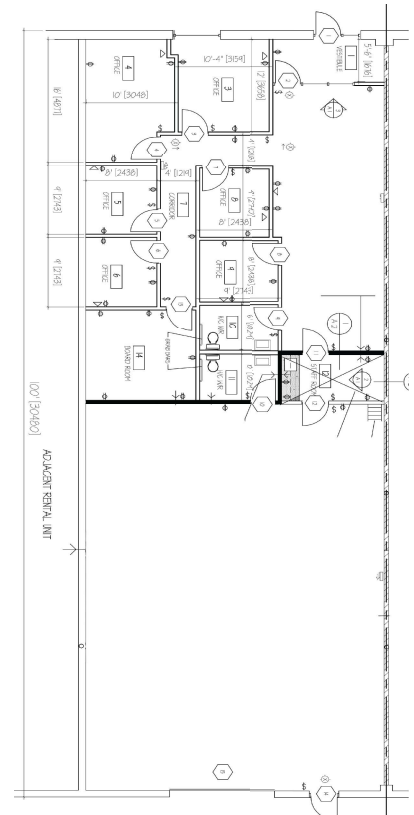
UNIT 508B, SASKATOON, SK



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

- > 12' overhead door at grade height
- > Built out offices, reception, washrooms, boardroom and staff area
- > Large rear warehouse area
- > Landlord has the ability to add fire sprinkler system to premises
- > Roof top HVAC unit above office area, hanging heaters in warehouse
- > Ceiling height: 14' clear
- > Parking: common to site



## AREA FOR LEASE

3,470 SF

## ZONING

IL1

## NET ASKING RATE

\$12.00 PSF

## OCCUPANCY COSTS

\$4.80 PSF

## POSSESSION

February 1, 2026

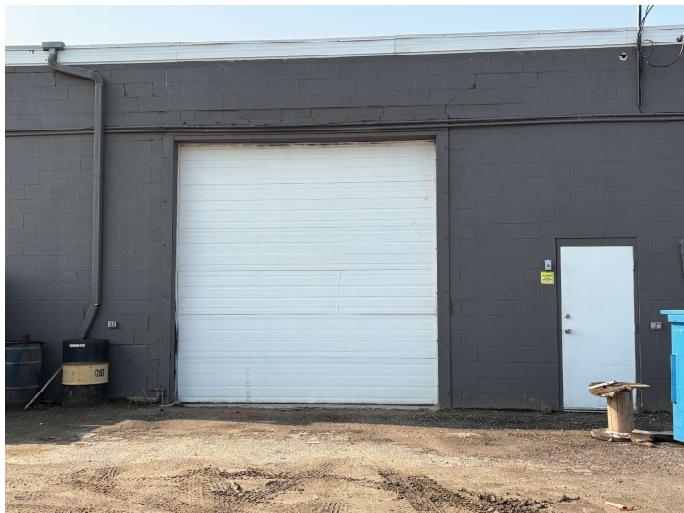
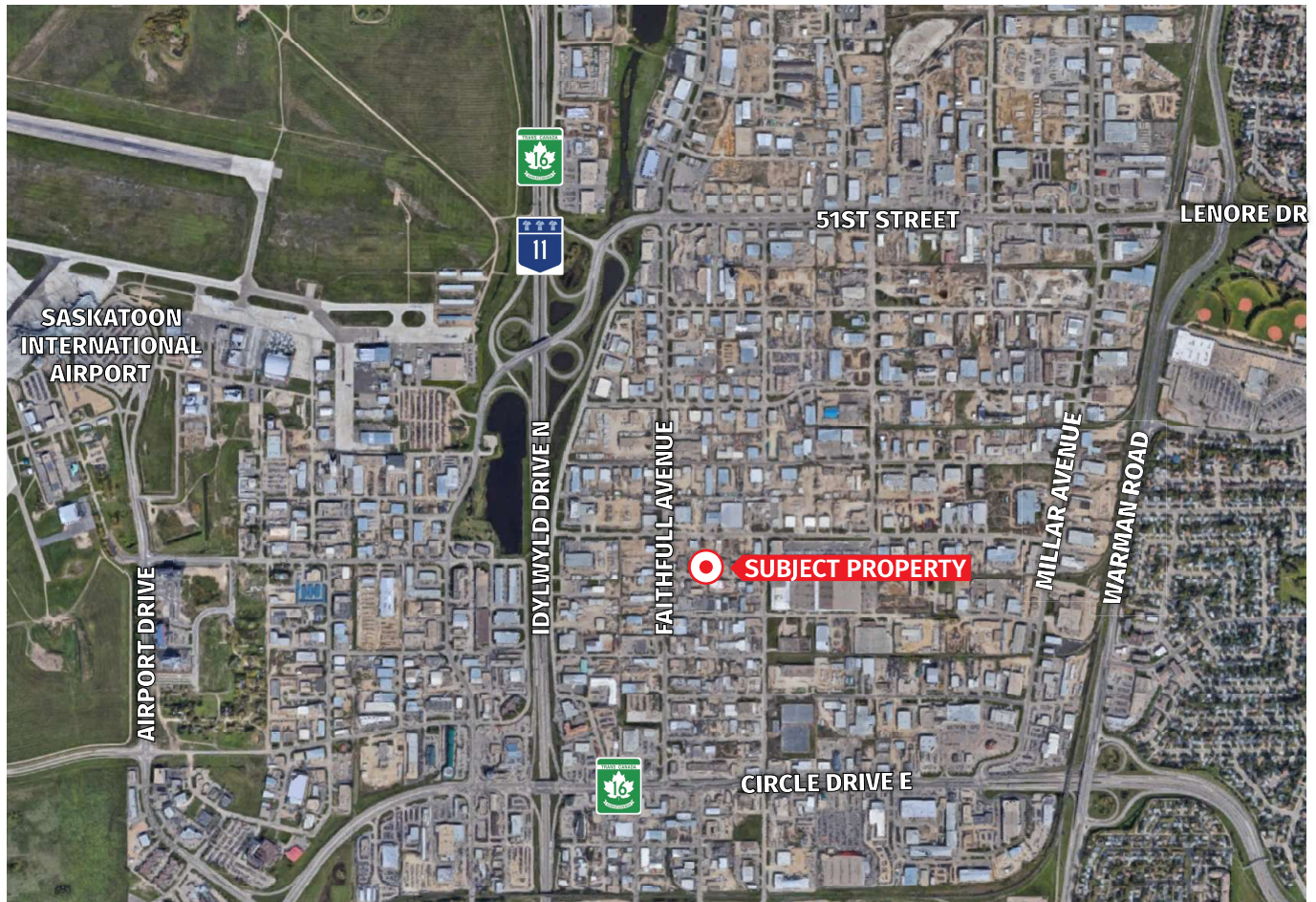
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PROPERTIES



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