



838 56th Street East, Saskatoon, SK

FOR LEASE

WAREHOUSE/OFFICE

Available Space:

24,513 SF on 1.09 acre

IH (Heavy Industrial) Zoning

Legal Description: Lot 20 Blk/Par 141 Plan 79S18673 Ext 0

Parcel 118982403

Occupancy Costs \$2.60/SF (est)

NET LEASE RATE:

\$9.50 SF

Richard Brindley

O: +1 (306) 665-1416 ext 1184

C: +1 (306) 250-9727

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www.reddeeproperties.com

Building Features:

- 24' Ceiling Height
- Four (4) Dock Doors and Two (2) Grade Doors
- 800 amp, 600 volt, 3-Phase Power
- ± 3,800 SF of developed second floor office
- Paved front parking and loading area
- Newly renovated

Location

- Located between Millar Ave and Miners Ave
- Many restaurants and amenities nearby



REDDEE
PROPERTIES INC.

815 Circle Drive E.
Saskatoon, SK S7K 3S4

*Agents Protected

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Large Warehouse



24' Ceilings



16' High Grade Door



Modern Entrance

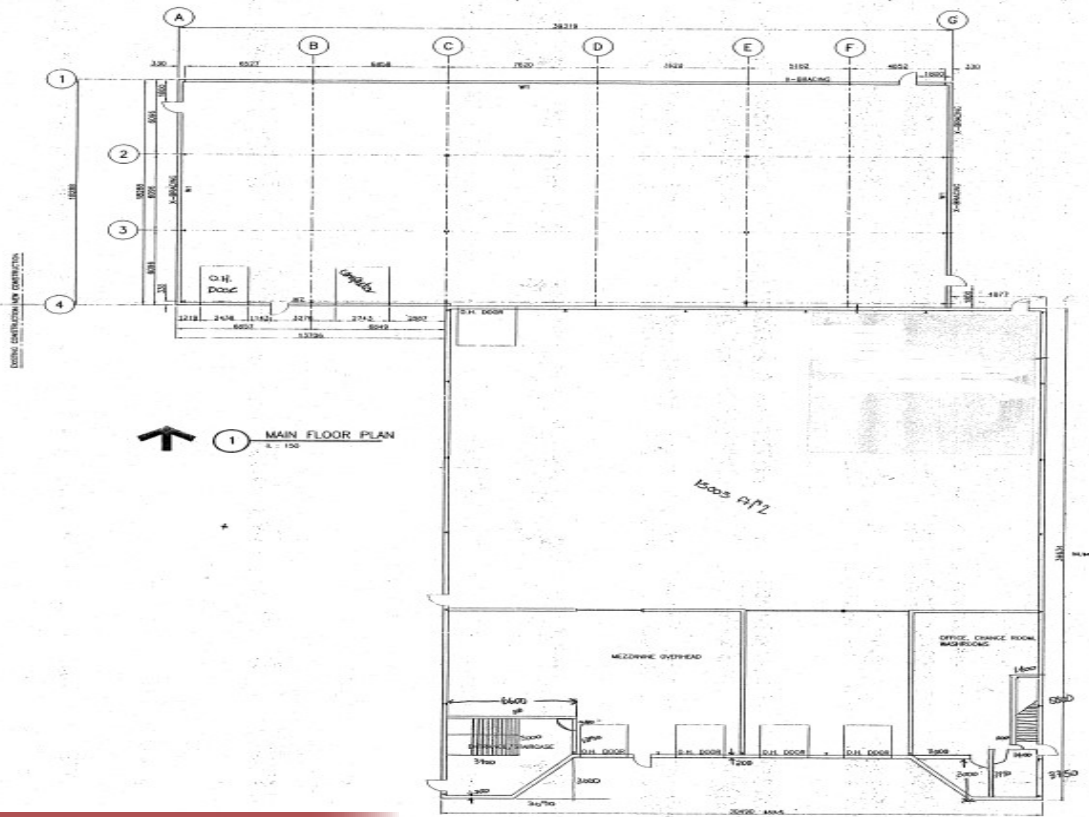


Reception

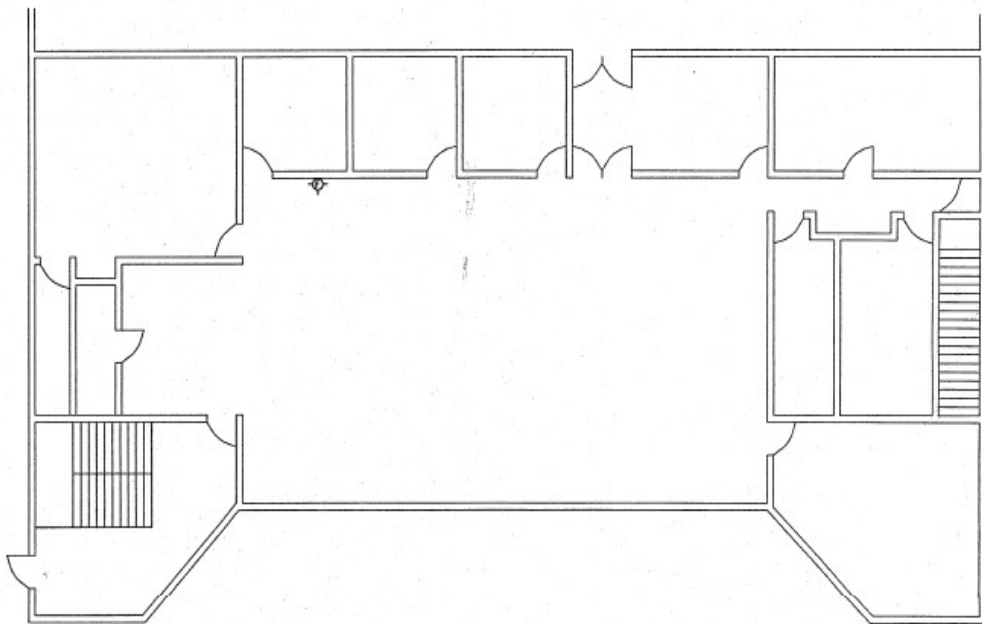


Open Work Area

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Main Floor Plan



Second Floor Plan



SEE MORE AT:

www.reddeeproperties.com/leasing

Office Location at:

216, 1st Ave S (2nd Floor)
Saskatoon, SK S7K 1K3

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