



Asking Price:

\$10.50
PSF

For Lease | 838 56th Street East, Saskatoon Excl.

Warehousing and logistics building with 4 dock doors.

Well-designed freestanding building located close to amenities and with easy access to major roadways.

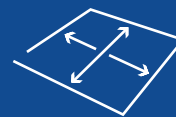
The property is well-suited for a broad range of industrial users including warehousing, logistics, manufacturing and fabrication.



4 dock doors



2 grade doors



1,09 AC site



800 a, 600 v 3-phase power

Jason Wionzek

Vice President | Sales Associate
+1 306 227 2408
jason.wionzek@colliers.com



Opportunity

Warehouse space featuring six (6) overhead doors and a second floor office.

Specifications

Building
24,513 SF

Site Area
1.09 AC

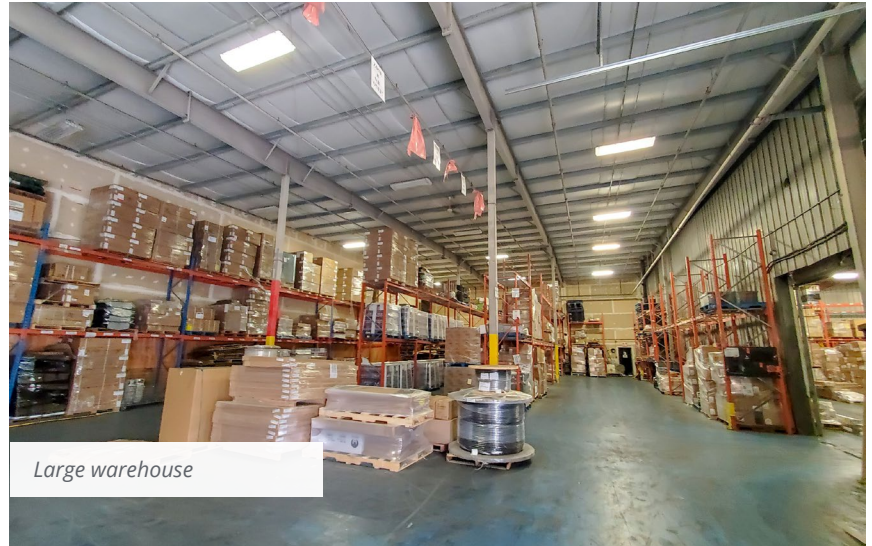
Zoning
IH (Heavy Industrial)

Parcel
118982403

Possession
January 1, 2024

Occupancy Costs
\$2.20/SF (est.)

Net Lease Rate
\$10.50/SF



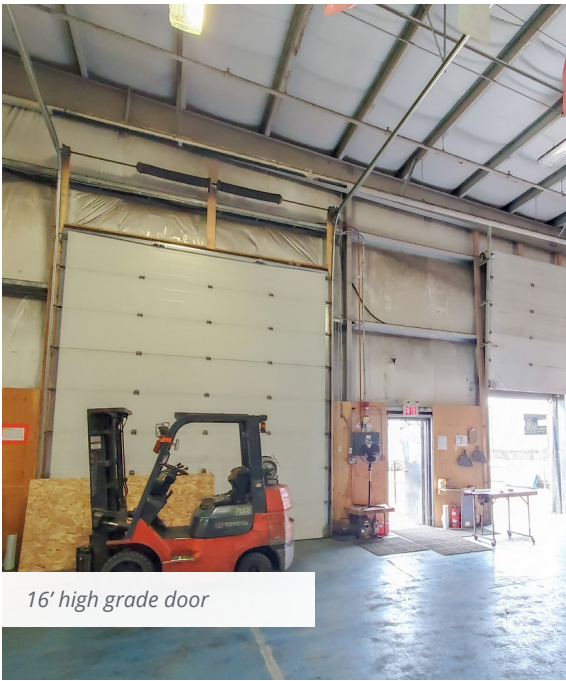
Large warehouse

Property features

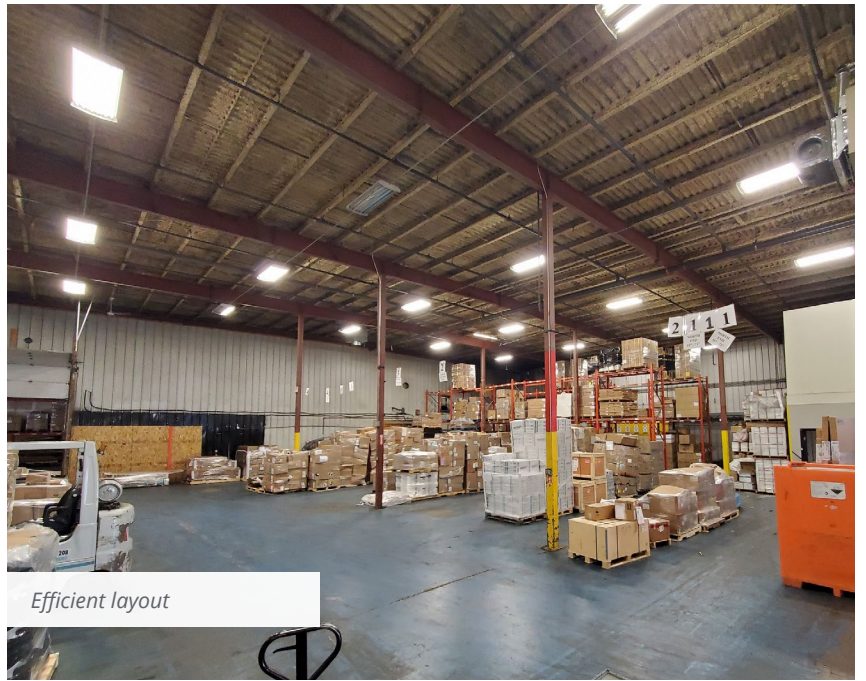
- Four (4) dock doors
- Two (2) grade doors
- ± 3,800 SF of developed second floor office includes reception, five (5) private offices, shared works areas, large boardroom and lunchroom
- 800 amp, 600 volt, 3-phase power
- Paved front parking and loading area



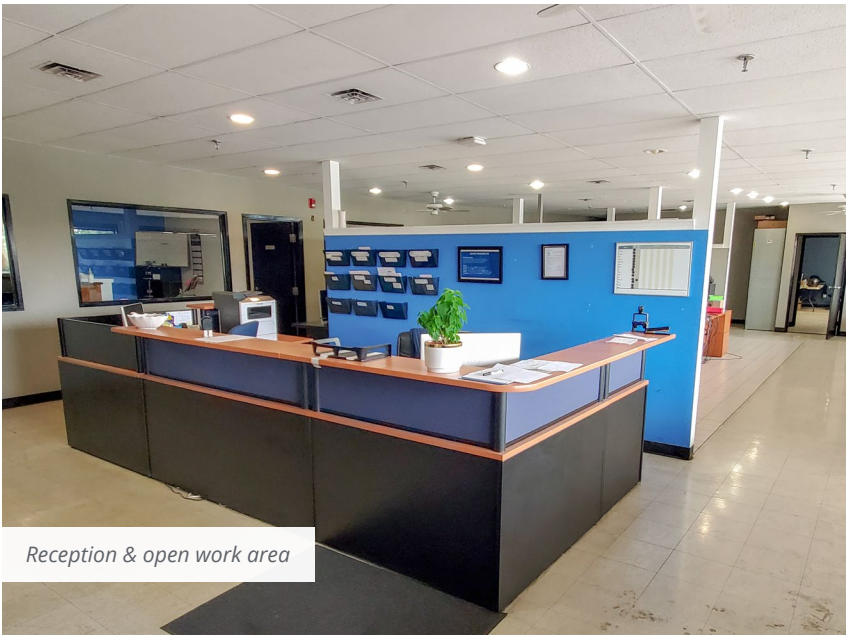
Dock and grade doors



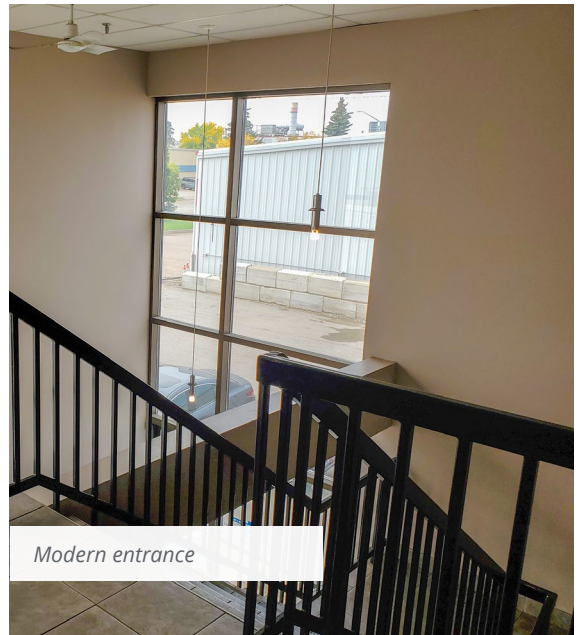
16' high grade door



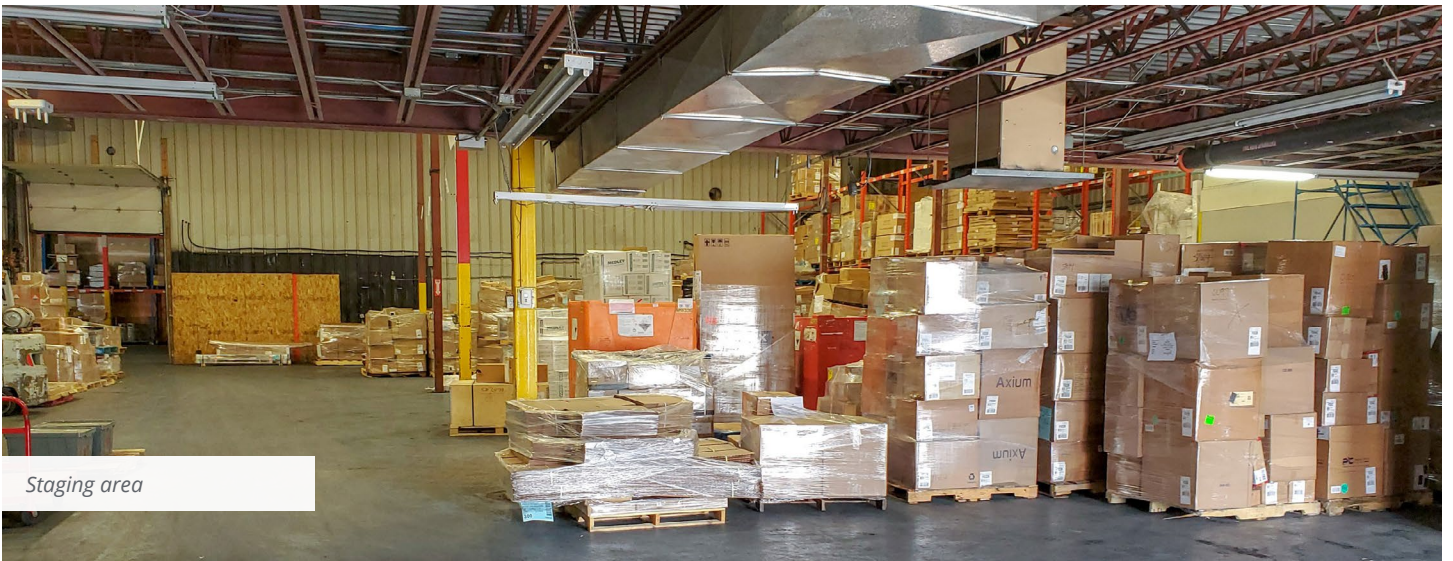
Efficient layout



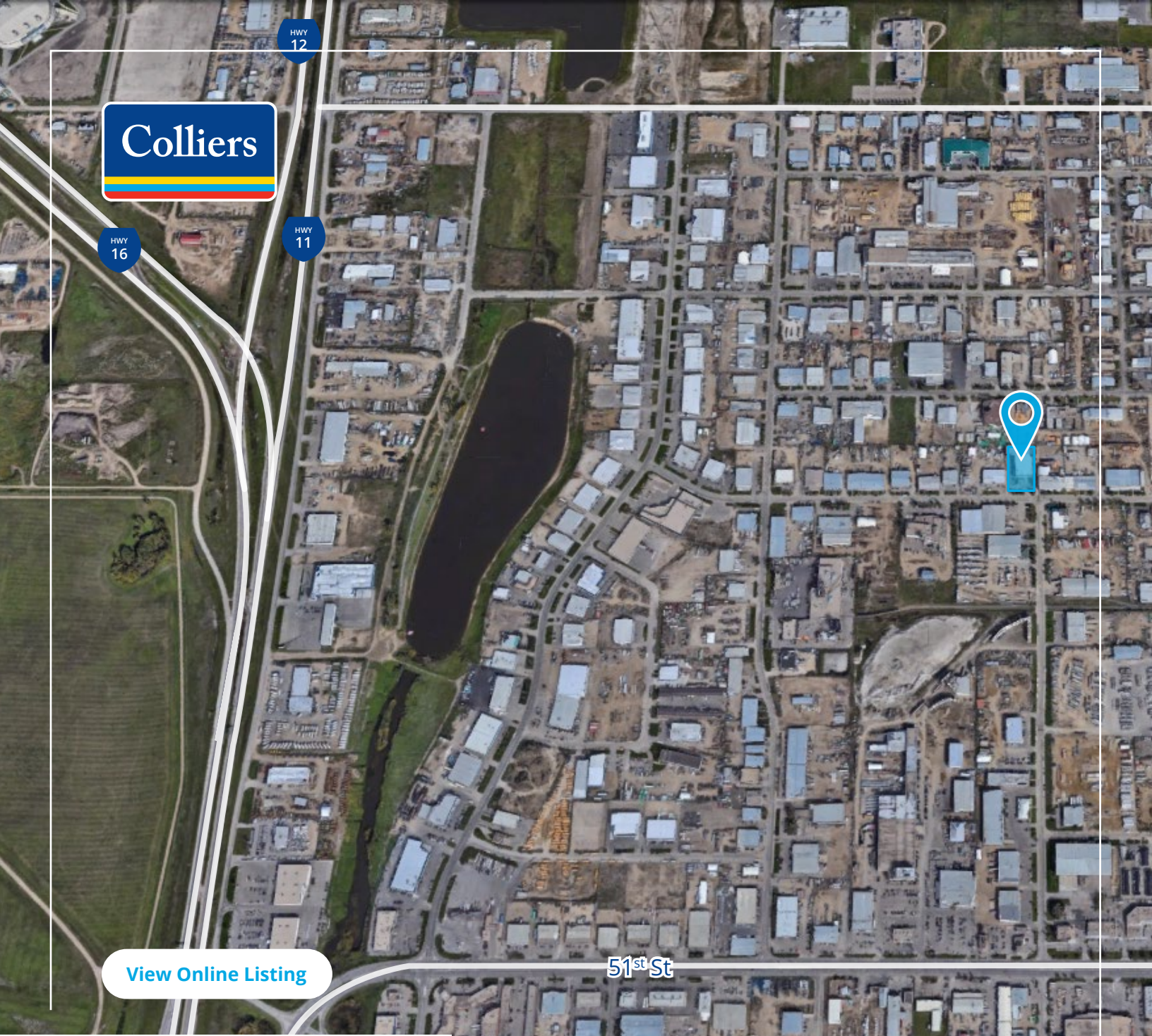
Reception & open work area



Modern entrance



Staging area



HWY 12

HWY 16

HWY 11



[View Online Listing](#)

51st St

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Image courtesy of Copernicus

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