



± 4,500 SQ FT AVAILABLE
FOR LEASE

RETAIL | OFFICE AND WAREHOUSE SPACE FOR LEASE

2120 Airport Drive

AIRPORT BUSINESS DISTRICT, SASKATOON

 **CUSHMAN &
WAKEFIELD**
Saskatoon

PROPERTY DETAILS

\$13.00

Asking Price, PSF

\$8.80*

2025 Est. Occupancy, PSF

Immediate

Availability

District: Airport Business District

Zoning: IL1 (*Light Industrial*)

Parcel #: 118932240

Site Size: 0.62 Acres

Total Rentable Area: ± 4,500 SF

Parking: Twenty-one (21) Parking Stalls

HIGHLIGHTS

- Additional parking available in back
- Easy access and egress
- Back 45' of property used by Enterprise Rent-A-Car
- 2,800 SF of office space
- 1,100 SF of rear shop and service area
- 600 SF of warehouse



OFFICE SPACE

FOR LEASE | 2120 Airport Drive, Saskatoon SK



- Three (3) private offices
- Boardroom
- Open work area



- Staff room with kitchenette
- Storage room
- File room

WAREHOUSE AND SHOP SPACE

FOR LEASE | 2120 Airport Drive, Saskatoon SK



Rear Shop/Service/Shipping: ± 1,100 SF

- 14' clear height
- Storage and shipping area with a private office
- Dual service doors



Warehouse: ± 600 SF

- 14' clear height
- Interceptor pit
- One (1) 10' x 10' grade OH door
- 400A - 3 phase power
- Radiant heat

NEIGHBOURHOOD PROFILE

AIRPORT BUSINESS DISTRICT

FOR LEASE | 2120 Airport Drive, Saskatoon SK



Vehicles: ±12,600 VPD
(Airport Drive)

● VPD count point



Income: ± \$89,659
(Median Household)



Population: ±9,746



14 minutes to
downtown Saskatoon &
5 minutes to Saskatoon
Airport



Amenities area for staff
includes restaurants,
grocery, auto service,
financial services



Walking distant to 4 bus
routes



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A LOCAL FIRM WITH GLOBAL REACH

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