



60,928 SQ FT AVAILABLE
FOR LEASE

INDUSTRIAL | NEW WAREHOUSE & DISTRIBUTION BUILDING

813 64th STREET EAST

SASKATOON, SK

 **CUSHMAN &
WAKEFIELD**
Saskatoon

PROPERTY DETAILS

State of the art Class A warehouse and distribution building located in the heart of Marquis Industrial Park by **Echo Properties** - centered on Burron Avenue between Millar Avenue and Faithfull Avenue.

A key strategic location with connections to HWY 16, 11 & Circle Drive. The location and building ideal for supply chain, logistics & transportation /distribution tenants, or to tenant's specifications.

District:	Marquis Industrial
Zoning:	IH (<i>Heavy Industrial</i>)
Parcel #:	203936744, 203936755
Site Size:	3.84 Acres
Total Building Area:	60,928 SF
Total Rentable Area:	60,928 SF
Loading:	6 Dock Doors (9' x 10') complete with 40,000 lb. Dock Levelers. 6 Grade Level Doors (14' x 16')
Ceiling Height	Front building clear height - 29' 4" Rear building clear height - 26' 8"
Year Built:	2024
Electrical:	600A 347/600V 3 Phase 4-wire
Parking:	Paved front parking with varying ratios
Heating:	Heating to be supplied by gas fired suspended heaters

Developer: Echo Properties

Builder: Wright Construction

Echo Properties and **Wright Construction** understand what it means to live & work in a warehouse and manufacturing environment.



\$15.50

Asking Price, PSF

\$6.15

Est. Occupancy, PSF

Q4 2025

Projected Tenant
Fixturing



HIGHLIGHTS

- One Commercial lot totaling 3.84 Acres
- Stand-alone Class A Industrial Building ± 60,928 SF (Divisible)
- Six (6) grade level doors & six (6) dock level doors
- New construction, 2020 energy code, Tenant efficiencies
- Future expansion/relocation potential
- Significant value-add zoning / multiple access points in place
- Central location with access to all major highway routes
- Asphalt front yard parking
- **Slab preparation for completion of 6" slab upon lease up in place. Reinforced 8", 10" or greater slab can be accommodated.**

LEAD AGENT

SCOTT FRIESEN

President / Broker

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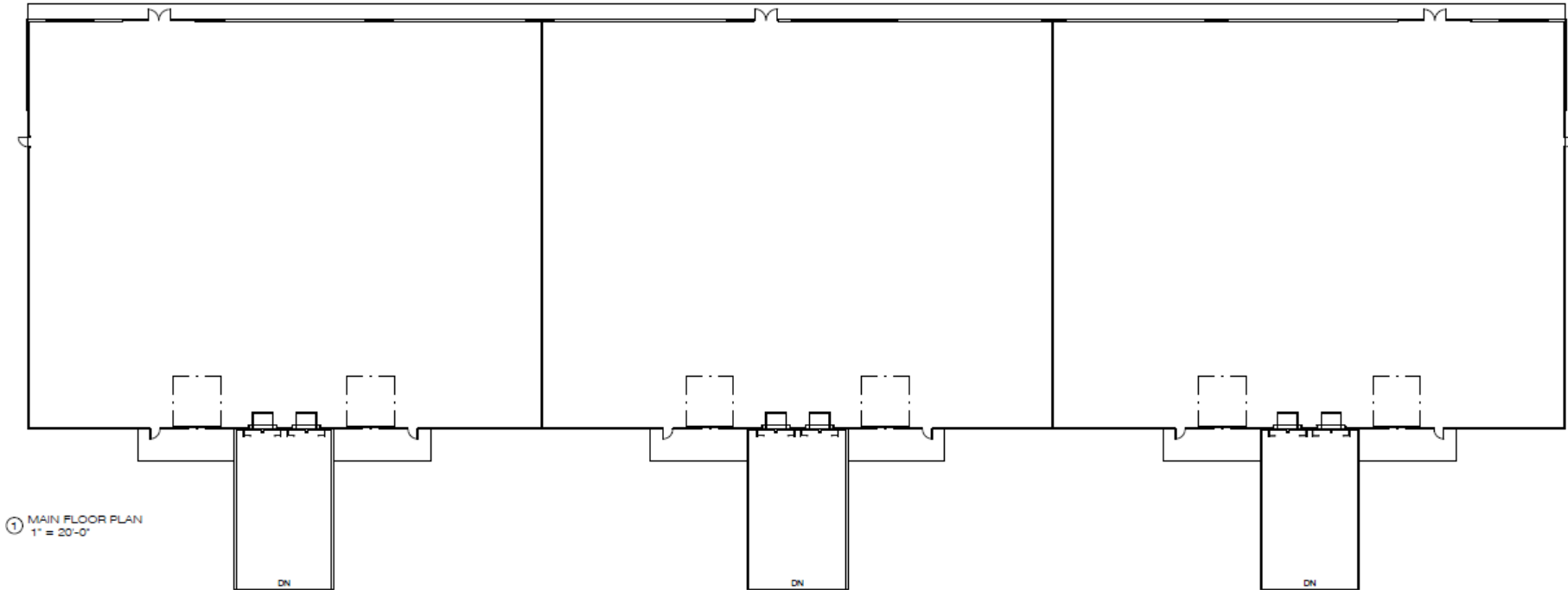


FLOOR PLAN

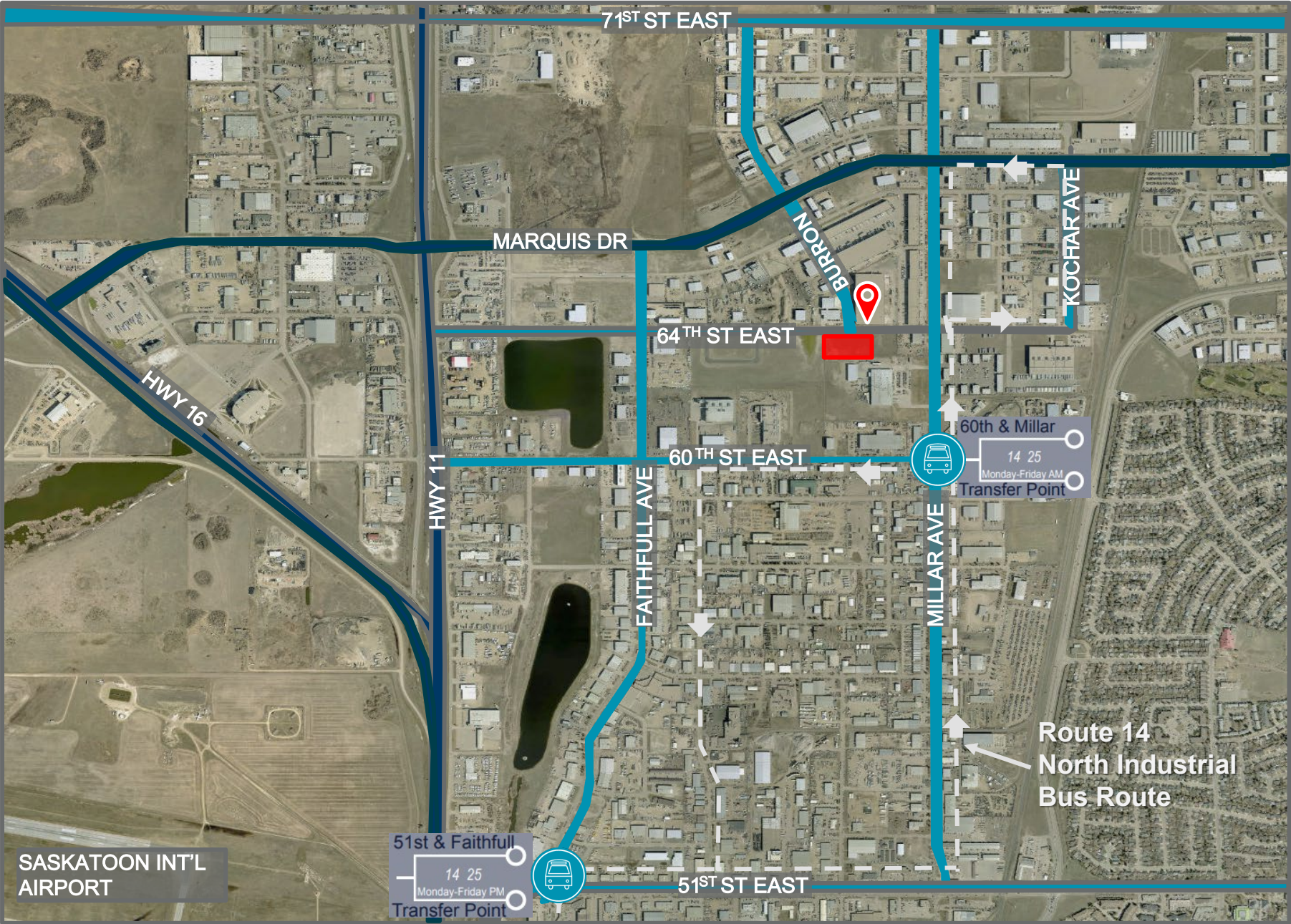
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DEMIZABLE BUILDING AS PROPOSED

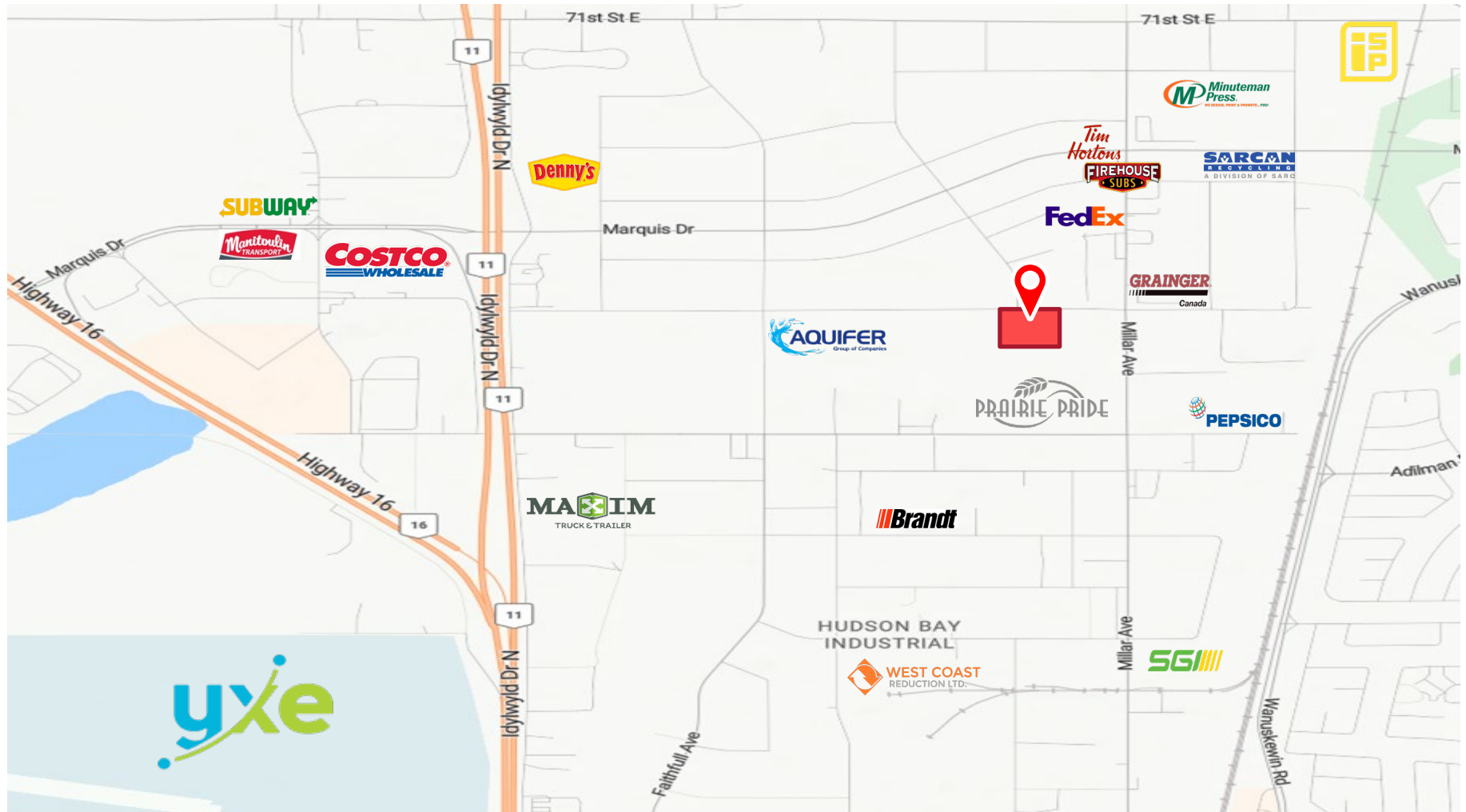
*Not to scale, not exactly as shown.



LOCATION



NEIGHBOURHOOD PROFILE



This quality industrial development by **Echo Properties**, built by **Wright Construction** is located one block from the controlled intersection of Millar Avenue and Marquis Drive, the major north-south corridor of the Marquis Industrial area.

With direct access to the Commuter Bridge, Route 14 Bus Route and all major road arteries this area is the largest employment node in the city with over 40,000 people accessing it every day.

BUILDER PROFILE



Wright represents the longest operating construction company in the Province of Saskatchewan and in the City of Saskatoon. More than 100 years on the building market.

Wright strives to keep personnel equipped with the latest technology and training, to ensure clients up to date on the status of their project.



Value for Money



Sustainability Solutions



Design-Build Method



Latest Technology



Clean & Safe Work Environment





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