



15,893 SQ FT AVAILABLE  
**FOR SUBLEASE**

INDUSTRIAL | WAREHOUSE & DISTRIBUTION BUILDING

**3703 Millar Ave Units 9-11**

SASKATOON, SK

 **CUSHMAN &  
WAKEFIELD**  
Saskatoon



## PROPERTY DETAILS

State of the art multi-tenant industrial building located in the Marquis Industrial neighborhood of Saskatoon within Matrix Business Park Building B. IH (Heavy Industrial) zoning allows for high intensity industrial and a variety of retail or commercial uses.

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 #:	163775649, 163775751, 163775504
Site Size:	4.62 Acres
Total Building Area:	75,608 SF
Total Rentable Area:	15,893 SF
Loading:	Drive in doors: 12' x 14' Dock doors: 8'6" x 10' complete with dock levelers
Ceiling Height	24' clear from top of slab to underside of open web steel joists
Year Built:	2011
Parking:	Paved double row parking (1:600 SF)
Electrical	3-phase, 125-amp at 120/208-volt service
Heating:	Warehouse heating supplied by gas-fired suspended unit heaters with individually metered natural gas service Office heating/cooling supplied by gas-fired rooftop heating/cooling unit

**\$10.00**

Asking Price, PSF

**\$5.25**

Est. Occupancy, PSF

**Immediate**

Possession

**July 31, 2026**

Sublease to Expire



## HIGHLIGHTS

- Reinforced 6" slab on grade with a live load capacity of 300 lbs/sf
- Galvanized metal deck, R20 rigid insulation and EPDM roofing membrane,
- Lower wall assembly constructed with 4' high upstand concrete wall
- Upper wall assembly constructed with R20 insulated metal panels
- Site is fully paved with a combination of standard and heavy-duty asphalt
- Neighboring tenants include Fedex, Canada West Supply, Wallace & Carey Inc, DB Granite, and Trane Technologies

## LEAD AGENT

**SCOTT FRIESEN**

President / Broker

1-306-934-3377

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# PROPERTY PHOTOS

## OFFICE SPACE

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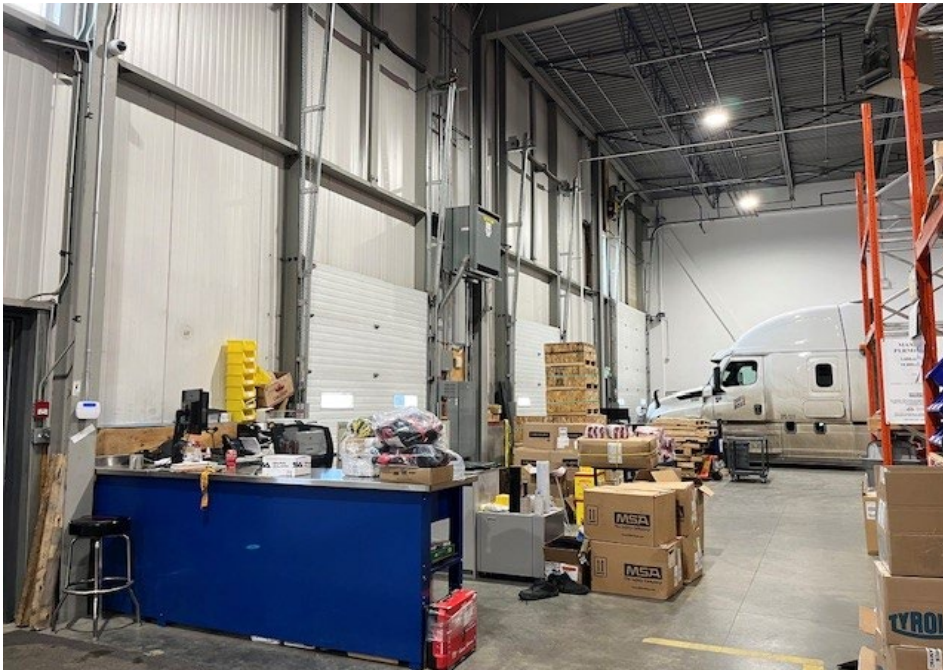




# PROPERTY PHOTOS

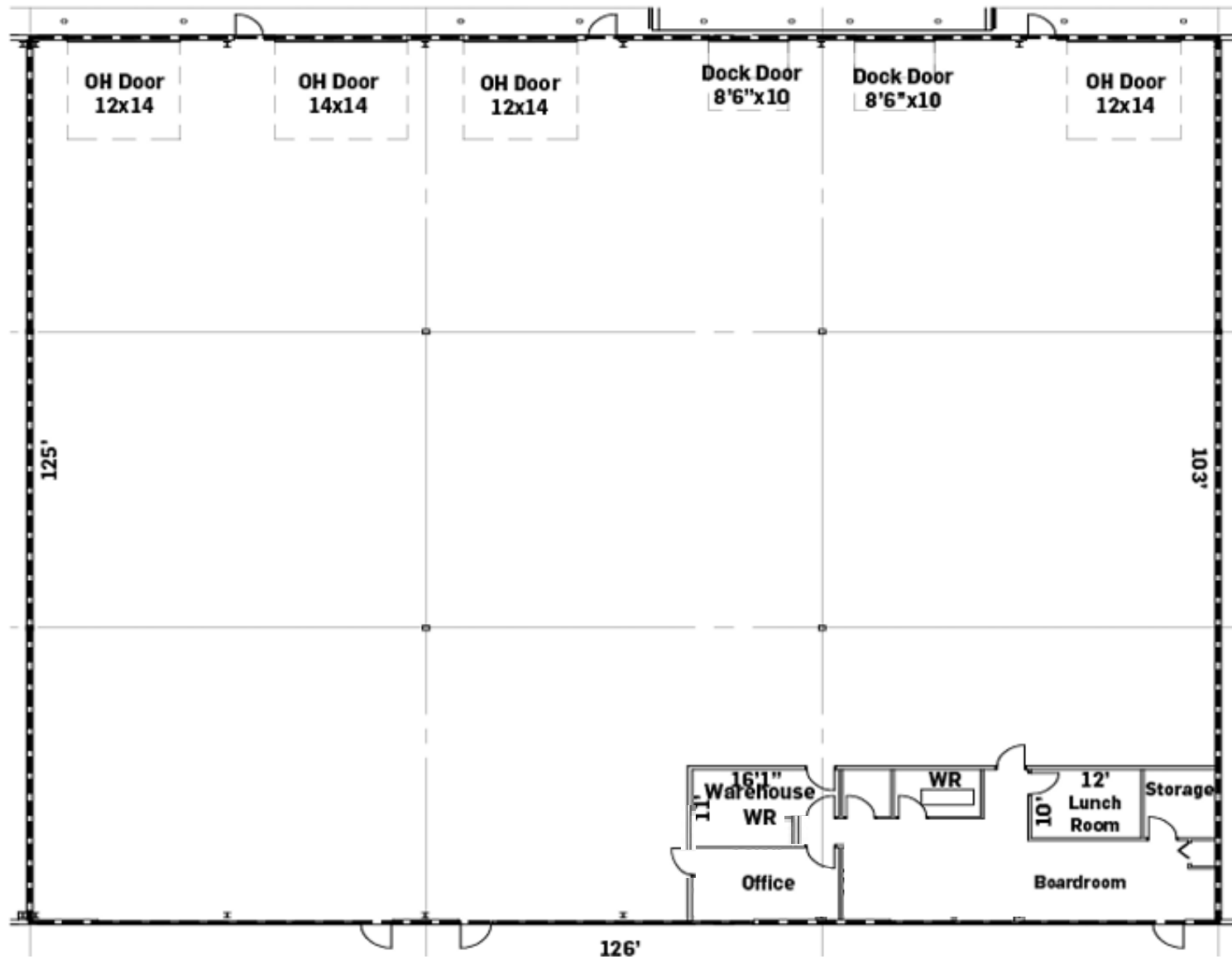
## WAREHOUSE SPACE

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# FLOOR PLAN

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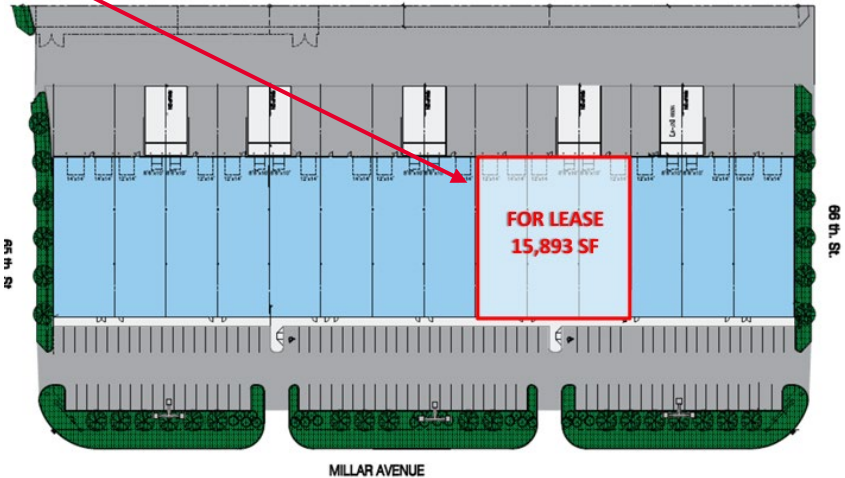
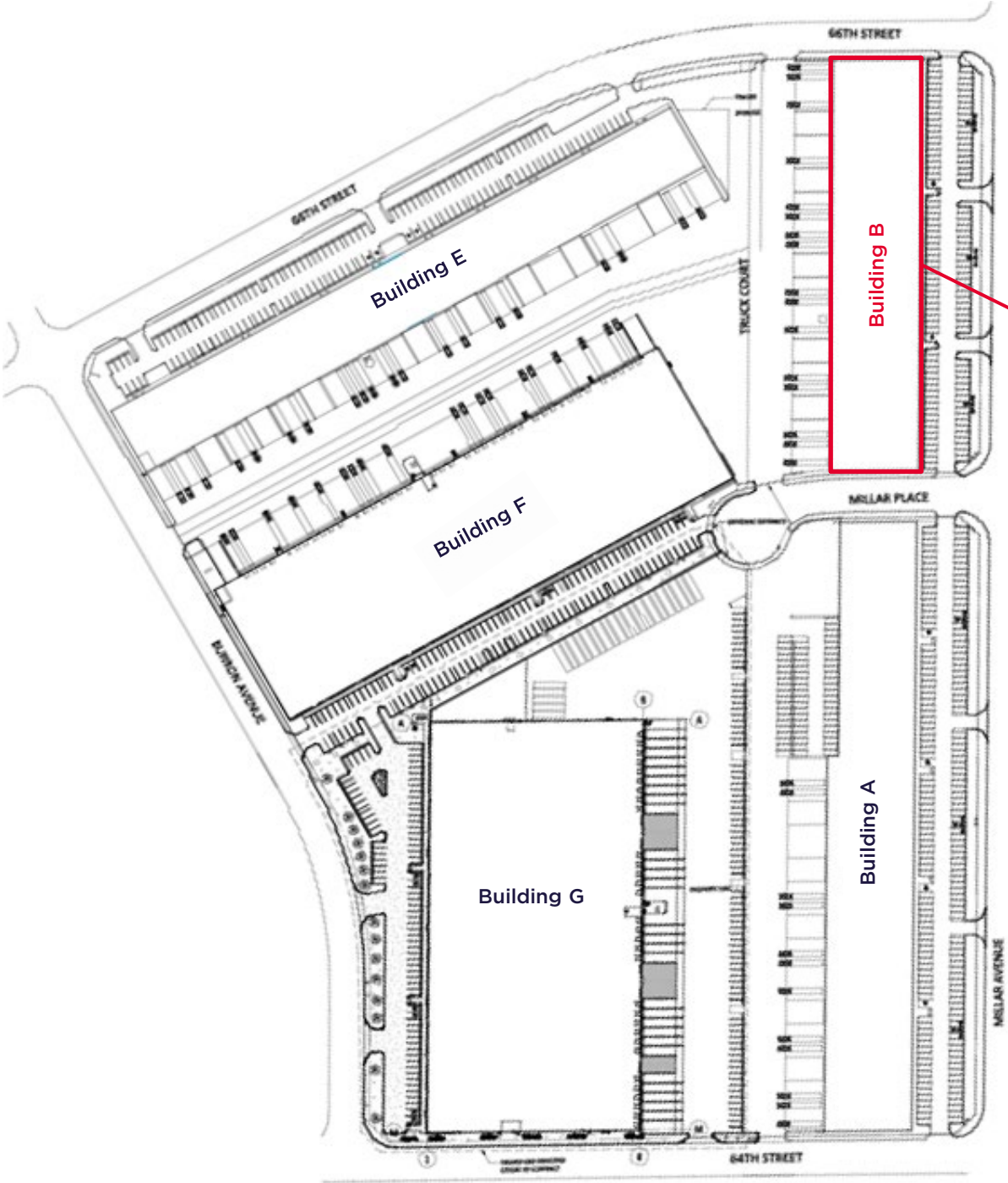


\*Not to scale, not exactly as shown.



# SITE PLAN

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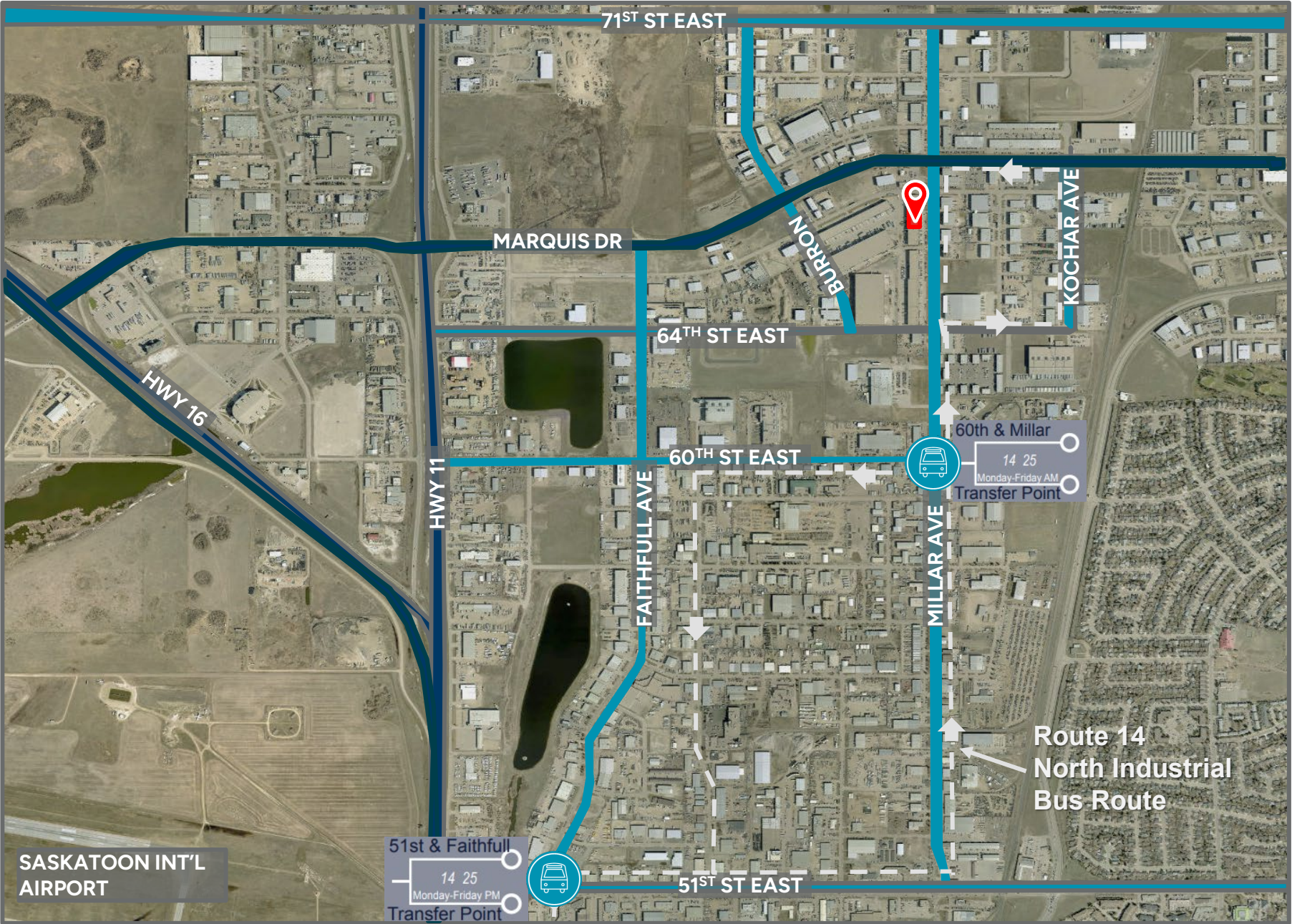
\*Not to scale, not exactly as shown.



# LOCATION

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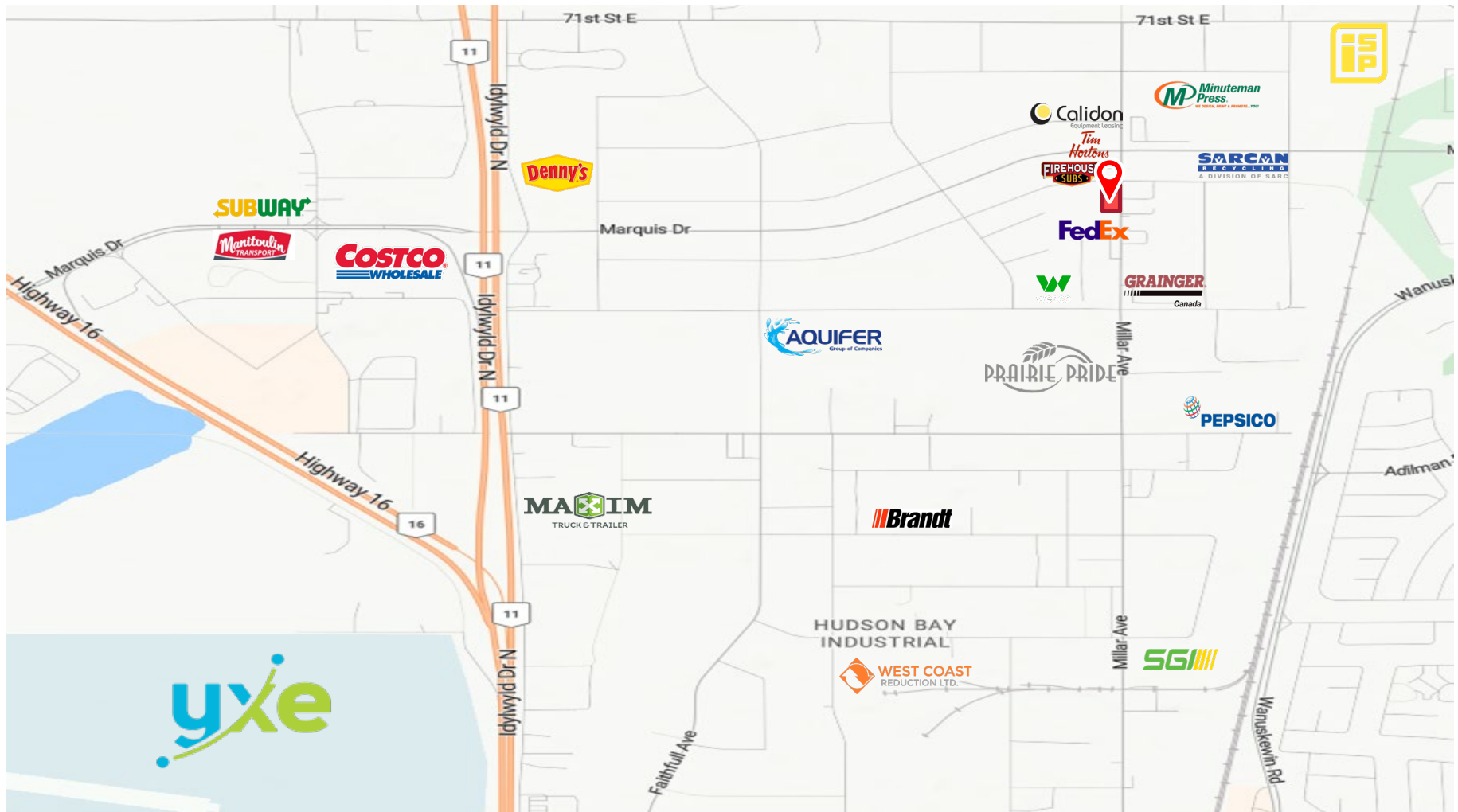
## Bus Routes





# NEIGHBOURHOOD PROFILE

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This quality industrial development 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.





**SCOTT FRIESEN**

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