



UP TO 15,000 SQ FT AVAILABLE

FOR LEASE

INDUSTRIAL | INDUSTRIAL LEASE OPPORTUNITY

3215 FAITHFULL AVENUE

HUDSON BAY INDUSTRIAL, SASKATOON

PROPERTY DETAILS

\$14.75

Asking Price, PSF

***\$5.23**

*2025 Est. Occupancy, PSF

Immediate

Availability

District:	Hudson Bay Industrial
Zoning:	IL1 (<i>Light Industrial</i>)
Parcel #:	119082089
Site Size:	1.28 Acres
Total Rentable Area:	± 15,000 SF
Parking:	Ample paved parking common to site
Heating/HVAC:	Four (4) hung heaters in the warehouse and One (1) rooftop HVAC unit
Power:	347/600V/400A 3-Phase
Ceiling Height:	26.5" Ceiling height, 22" side wall height

HIGHLIGHTS

- 1,150 SF of office space: staffroom/kitchenette, and three (3) private offices
- 13,850 SF of warehouse space
- One (1) warehouse accessible washroom and one (1) office accessible washroom
- Two (2) 16" x 14" OH automatic grade level doors
- Two (2) 10" x 8" OH manual dock doors
- Fully sprinklered
- Fenced and gated drive thru compound
- Additional internal small fenced compound at rear of premises



LEAD AGENT

SCOTT FRIESEN

President / Broker

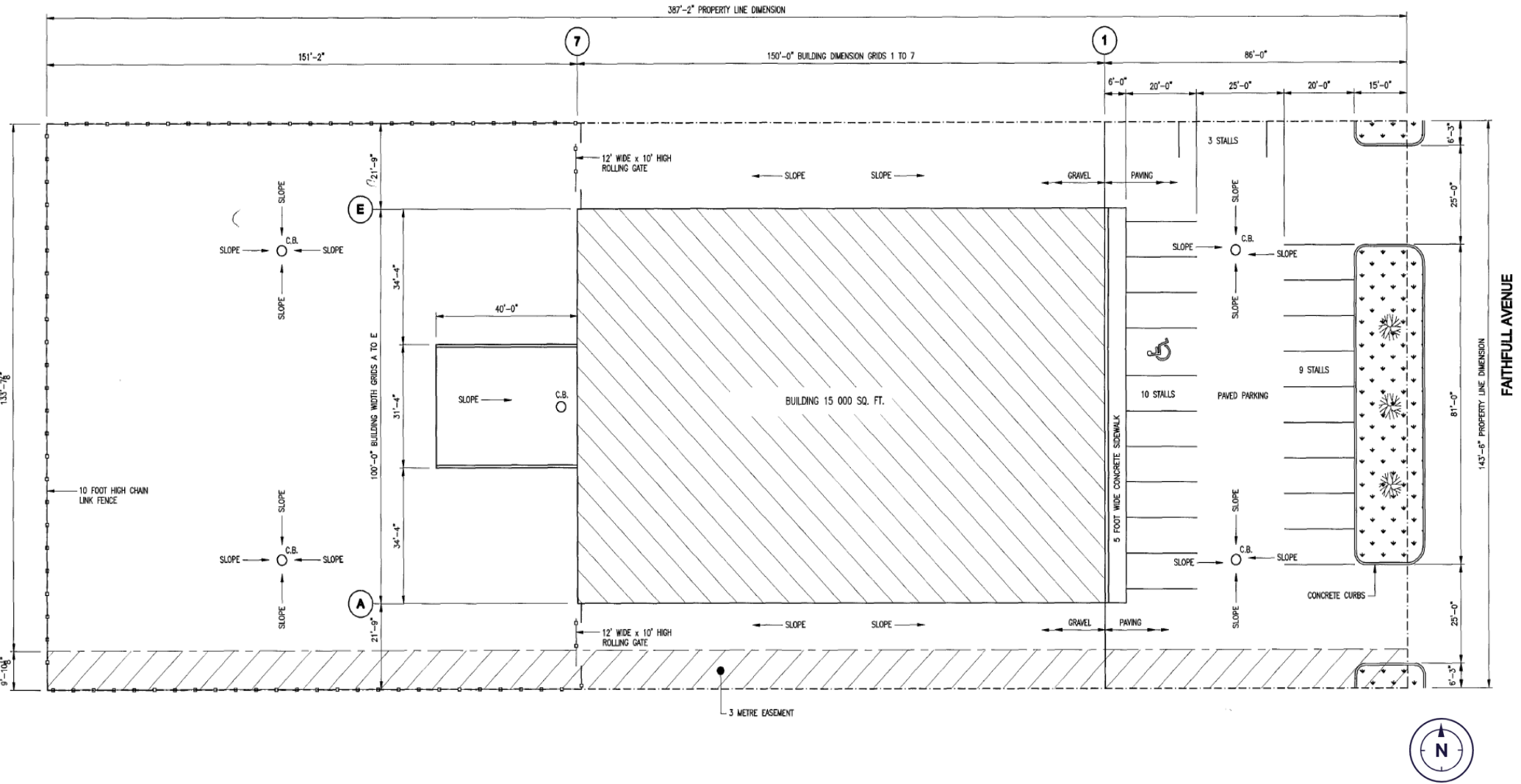
1-306-934-3377

scott.friesen@cwsaskatoon.com



SITE PLAN

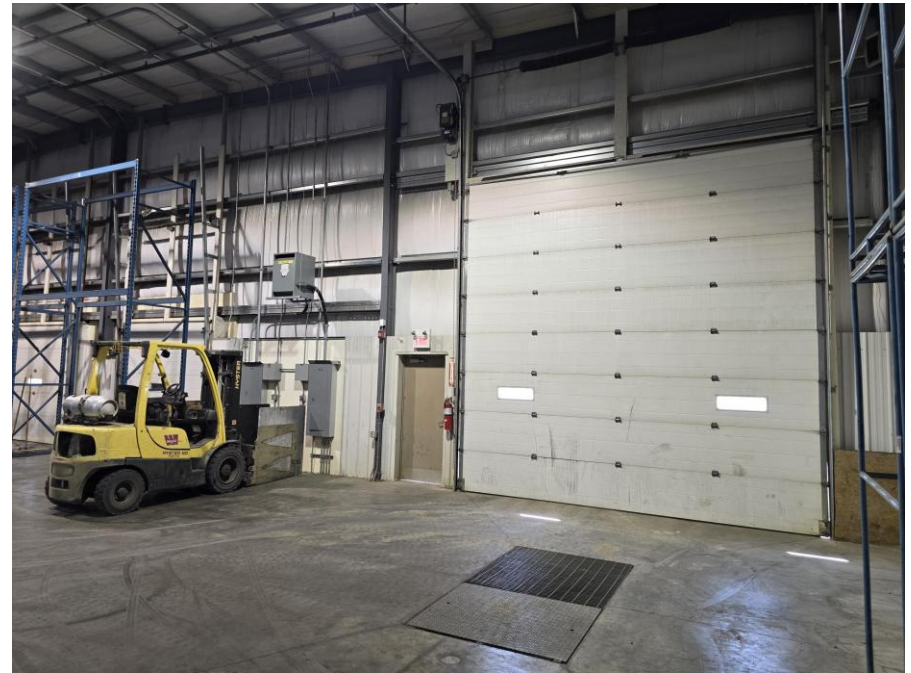
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*Not to scale, not exactly as shown.

PROPERTY PHOTOS

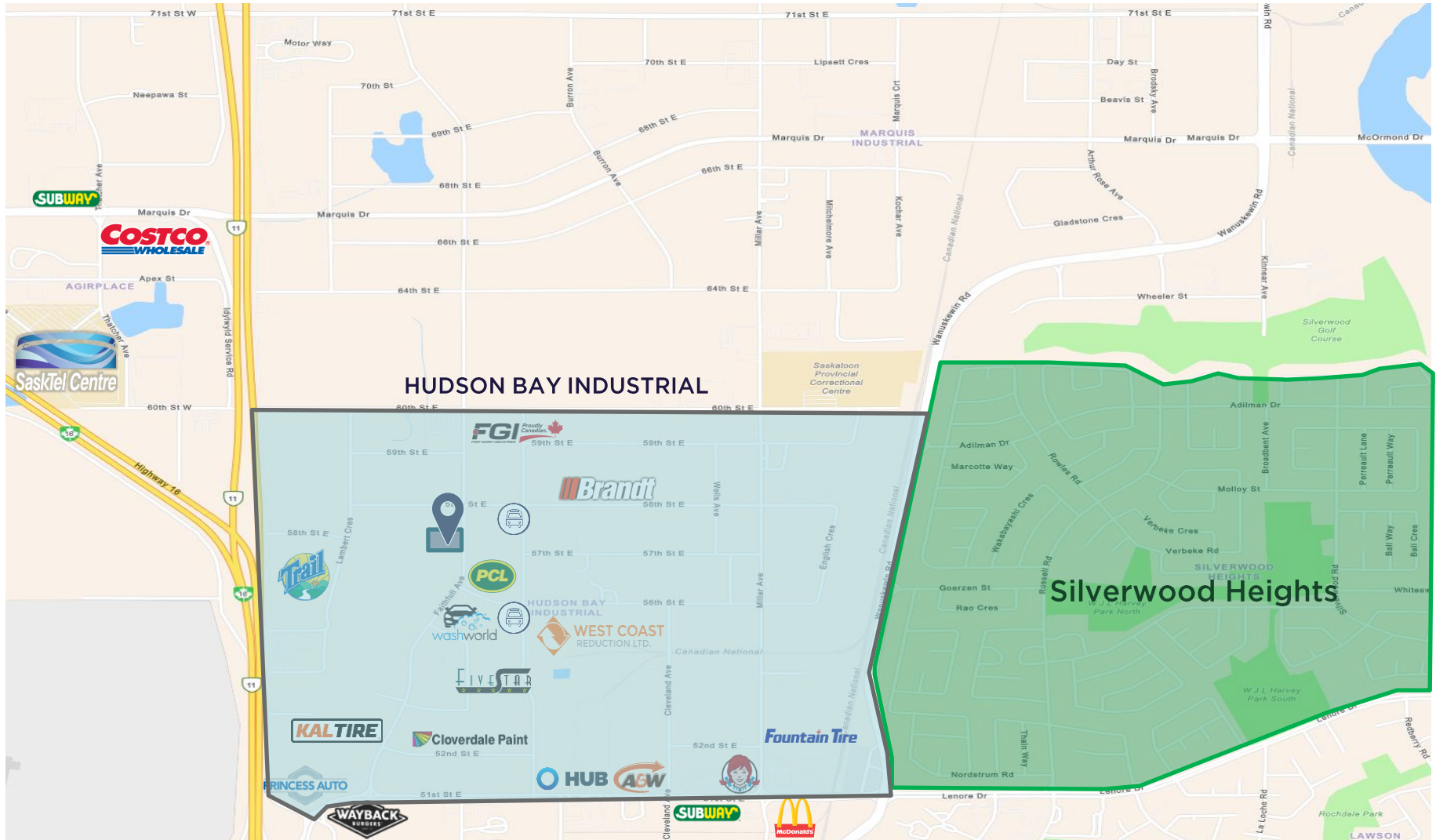
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NEIGHBOURHOOD PROFILE

HUDSON BAY INDUSTRIAL

FOR LEASE | 3215 Faithfull Ave, Saskatoon SK



- Walking distance to two (2) transit stations
- 10-minute drive to Downtown Saskatoon
- 10-minute drive to Saskatoon International Airport



SCOTT FRIESEN

President / Broker

1-306-934-3377

scott.friesen@cwsaskatoon.com

MATT PRIEL

Senior Sales Associate

1-306-261-2375

matt.priel@cwsaskatoon.com

OFFICE

1-306-934-3377

info@cwsaskatoon.com

CUSHMAN & WAKEFIELD SASKATOON
A LOCAL FIRM WITH GLOBAL REACH

215-350 3rd Avenue North
Saskatoon, SK S7K 2J1
cushmanwakefieldsaskatoon.com

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