



8,400 SQ FT AVAILABLE
FOR LEASE

INDUSTRIAL | INDUSTRIAL BUILDING

834 66th STREET EAST

SASKATOON, SK

 **CUSHMAN &
WAKEFIELD**
Saskatoon

PROPERTY DETAILS

Class A warehouse and distribution building located in the heart of Marquis Industrial Park. Features two Dock doors and two grade doors with a built-out office.

The site features flexible space ideal for logistics, distribution, light manufacturing, or e-commerce operations.

\$14.75

Asking Price, PSF

\$5.35

Est. Occupancy, PSF

Immediate

Possession Date

District:	Marquis Industrial
Zoning:	IL1 (<i>Light Industrial</i>)
Parcel #:	202914907
Site Size:	1.72 Acres
Total Building Area:	19,000 SF
Available Renting Area:	8,400 SF
Loading:	2 Dock Doors 8' x 9' 2 Grade Doors 14' x 16'
Ceiling Height	Front building eave height – 27'- 11" Rear building eave height – 25' - 10"
Year Built:	2023
Electrical:	400A 600V/ 3 Phase 4-wire
Parking:	Paved front parking
Heating:	Four gas fired suspended heaters/ HVAC office



HIGHLIGHTS

- One Commercial lot totaling 1.72 Acres
- Multi-Tenant Class A Industrial Building ± 19,000 SF building
- Two (2) grade level doors & two (2) dock level doors
- IL1 (Light Industrial) Zoning
- High volume of traffic & visibility, multiple access points
- Central location with access to all major highway routes
- Asphalt front parking

LEAD AGENT

SCOTT FRIESEN

President / Broker

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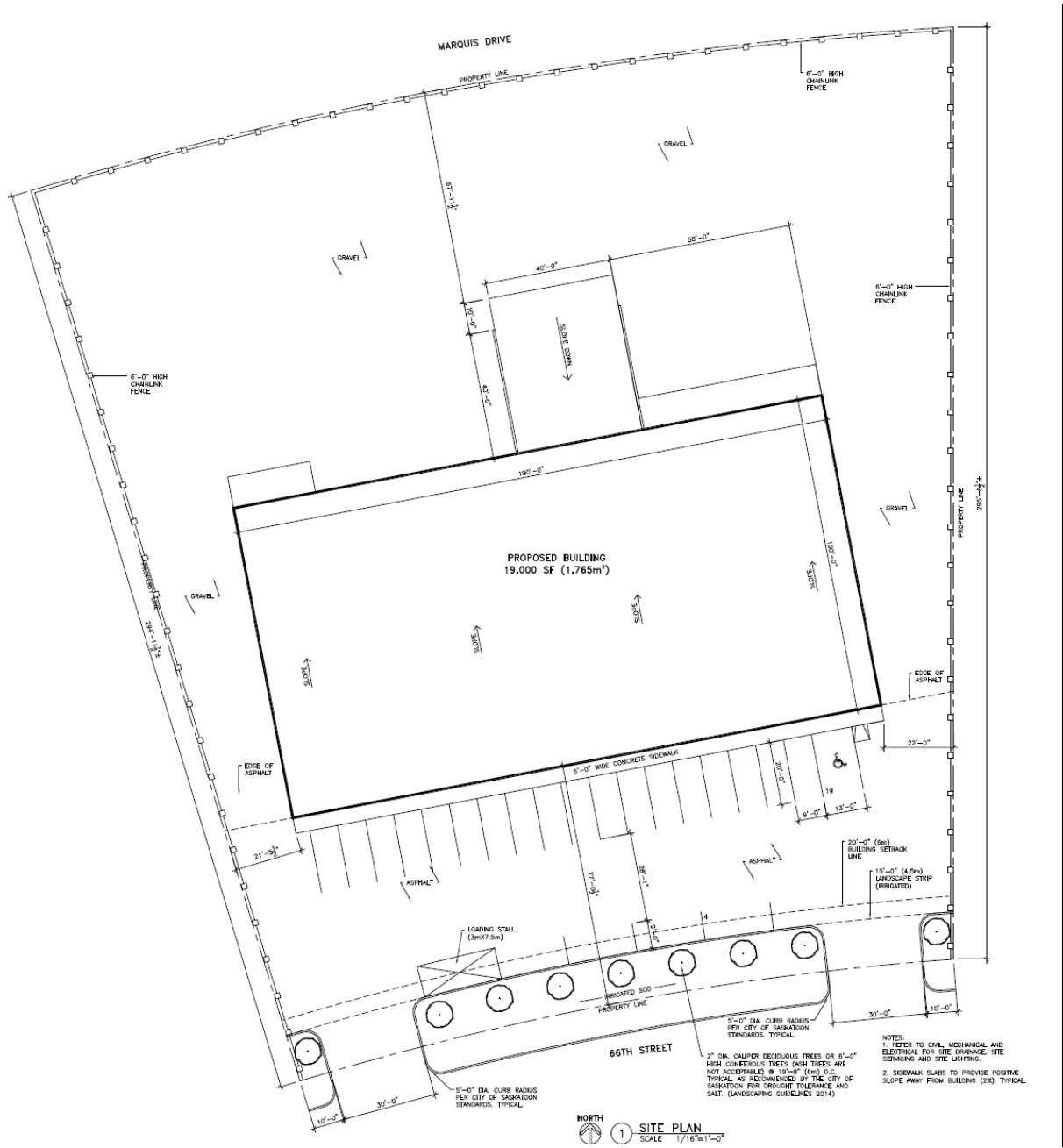


FLOOR PLAN

DEMIZABLE BUILDING AS PROPOSED

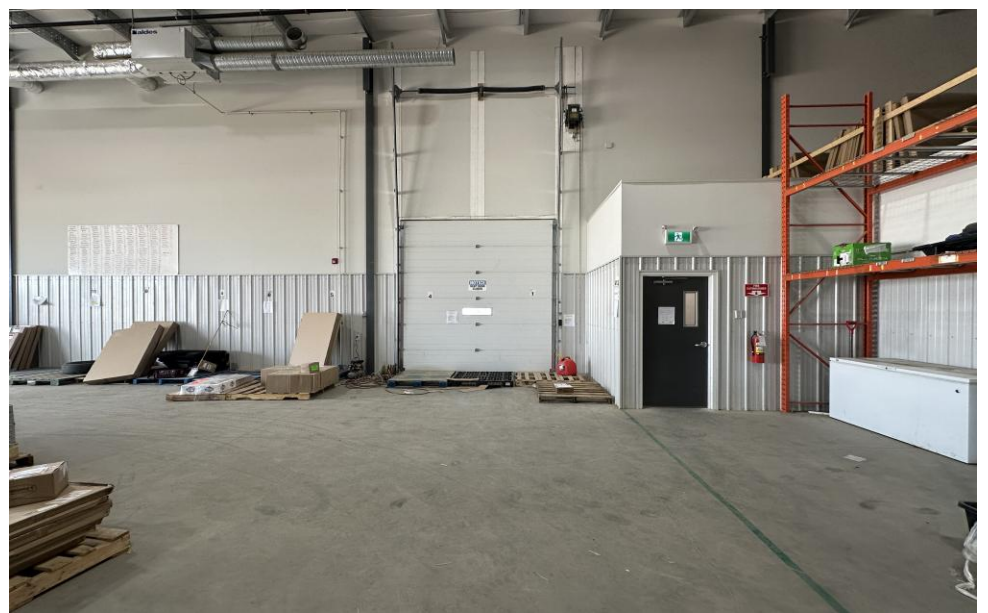
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*Not to scale, not exactly as shown.



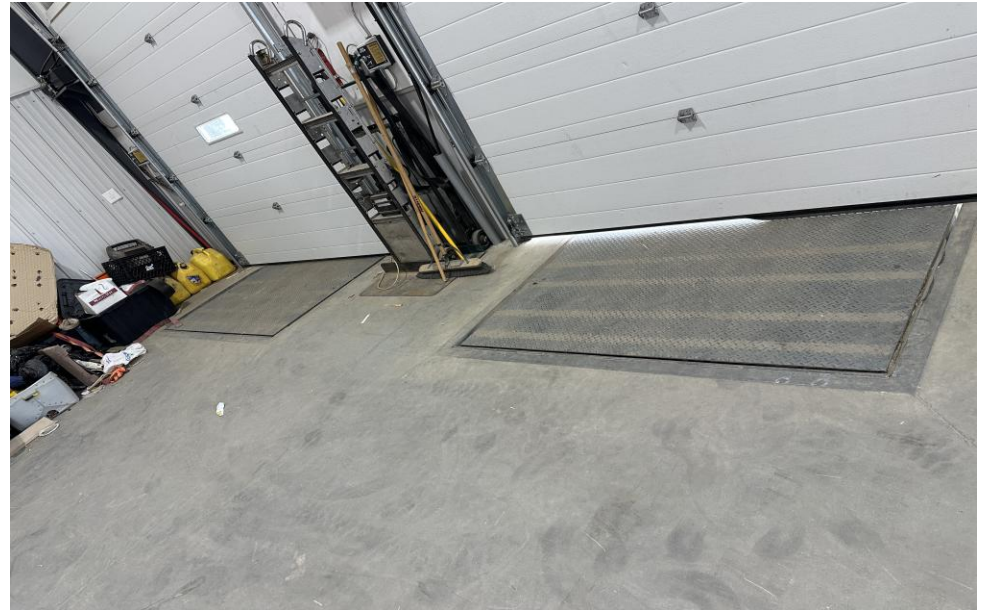
PROPERTY PHOTOS

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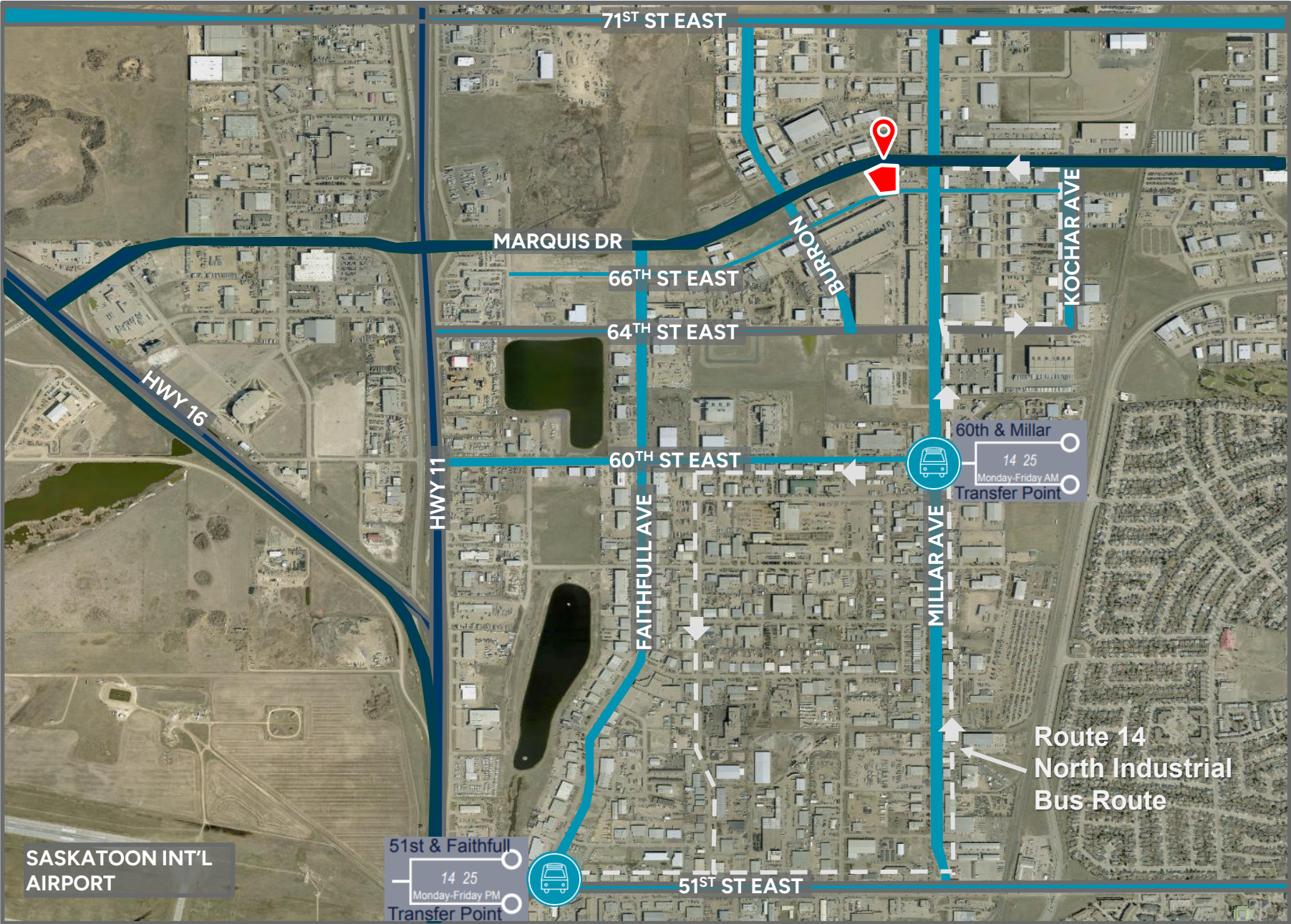


PROPERTY PHOTOS

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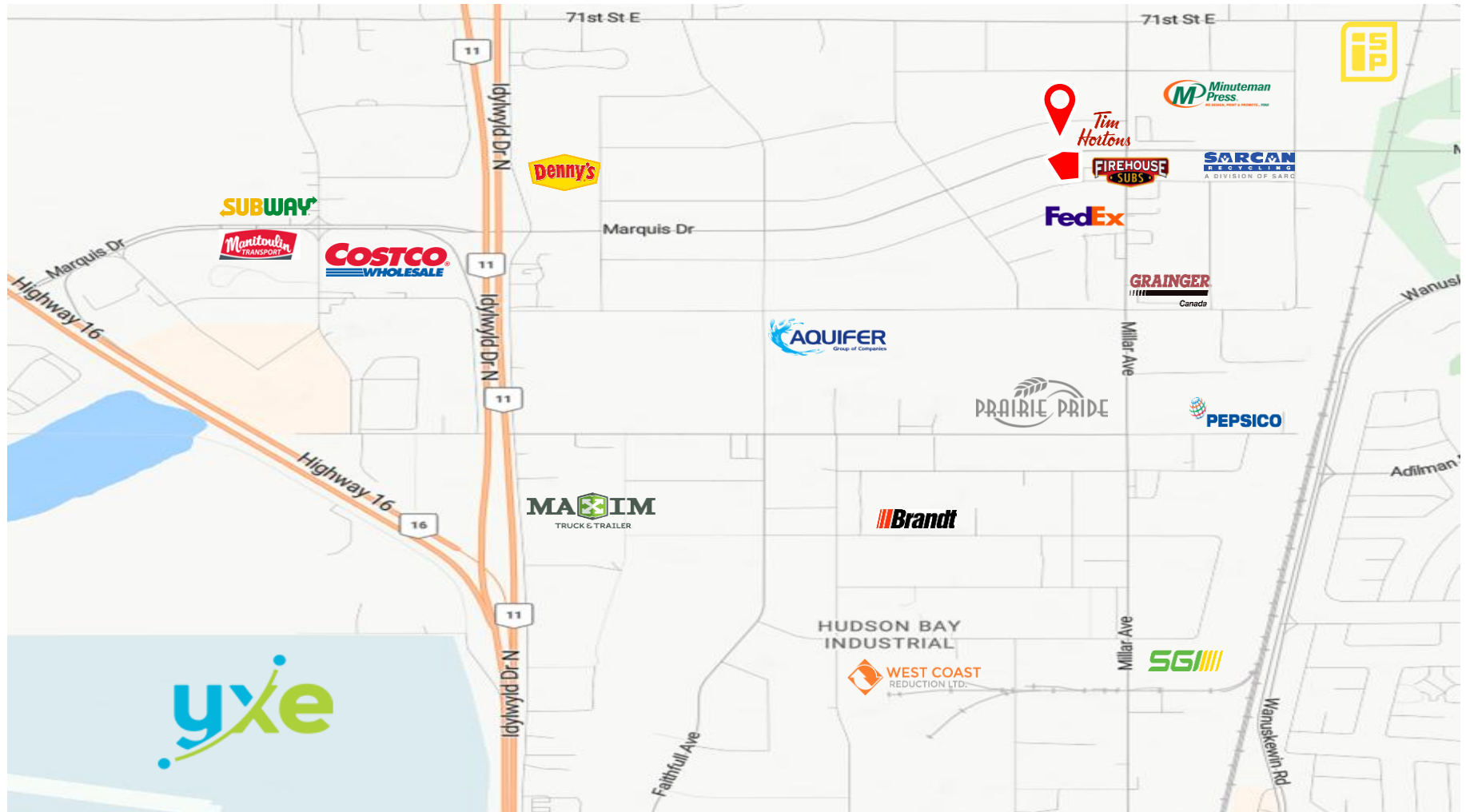


LOCATION



BUS ROUTE 

NEIGHBOURHOOD PROFILE





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