



5,273 SQ FT AVAILABLE

FOR LEASE

INDUSTRIAL | INDUSTRIAL LEASE OPPORTUNITY

5103 8th Street East

BRIGHTON, SASKATOON



PROPERTY DETAILS

\$13.00

Asking Price, PSF

***\$5.68**

*2026 Est. Occupancy, PSF

Immediate

Availability

District:	Brighton
Zoning:	<i>FUD (Future Urban Development)</i>
Parcel #:	119082089
Site Size:	1.57 Acres
Total Rentable Area:	± 5,273 SF
Parking:	Parking adjacent on-site
Heating/HVAC:	Radiant heat
Power:	225-amp main service
Ceiling Height:	16' ceiling height

HIGHLIGHTS

- Four (4) private offices
- Reception
- Washrooms
- 2-16'Hx14'W OH Doors
- Large mezzanine/staff room
- Cold storage area (400 sq. ft.)
- 1.57 Acres of yard (shared with other tenants)
- Compacted gravel
- Industrial chain-link fence



MATT PRIEL

Senior Sales Associate

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 **CUSHMAN & WAKEFIELD**
Saskatoon

SITE PLAN

(Building and allocated yard/parking area)

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*Not to scale, not exactly as shown.

PROPERTY PHOTOS

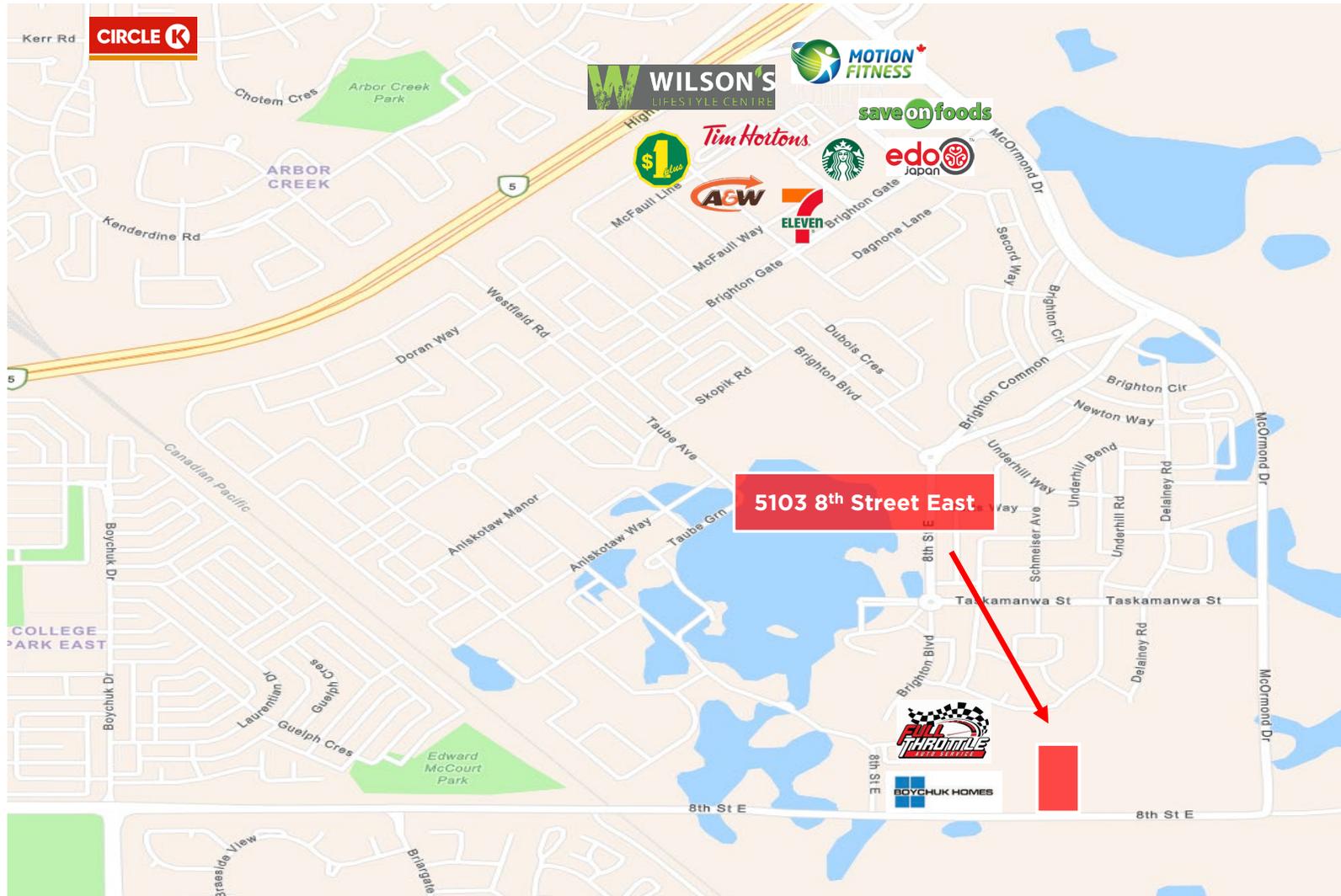
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NEIGHBOURHOOD PROFILE

BRIGHTON

FOR LEASE | 5103 8th Street East, Saskatoon SK



- 12-minute drive to Downtown Saskatoon
- 15-minute drive to Saskatoon International Airport



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