



6,000 SQ FT AVAILABLE
FOR LEASE

INDUSTRIAL | INDUSTRIAL BUILDING

326 68th STREET EAST

SASKATOON, SK

 **CUSHMAN &
WAKEFIELD**
Saskatoon

PROPERTY DETAILS

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

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

\$13.50

Asking Price, PSF

\$5.50

Est. Occupancy, PSF

Arranged

Possession Date

District:	Marquis Industrial
Zoning:	IH (<i>Heavy Industrial</i>)
Parcel #:	166236497
Site Size:	.65 Acres
Total Building Area:	6,000 SF
Available Renting Area:	6,000 SF
Loading:	1 Dock Door 8' x 10' 1 Grade Door 12' x 14'
Ceiling Height	21' – 22' under beam
Electrical:	400A 240V/ 3 Phase 4-wire
Parking:	Paved front parking
Heating:	Gas fired suspended heaters/ HVAC office



HIGHLIGHTS

- 6,000 SF building with .65 Acres of rear yard
- One (1) grade level door & one (1) dock level door
- Large showroom (+/-1,400 SF), one (1) office, large meeting or open work area, kitchenette
- Men's and Women's washrooms
- Warehouse +/- 4,300 SF
- Ceiling height 21' – 22' under beam
- High volume of traffic & visibility, multiple access points
- Quick access to Millar Avenue, Marquis Drive, Hwy 11, and Joseph Okemasis Bridge
- Asphalt front parking
- Lease expiry: September 30th, 2028

LEAD AGENT

SCOTT FRIESEN

President / Broker

1-306-934-3377

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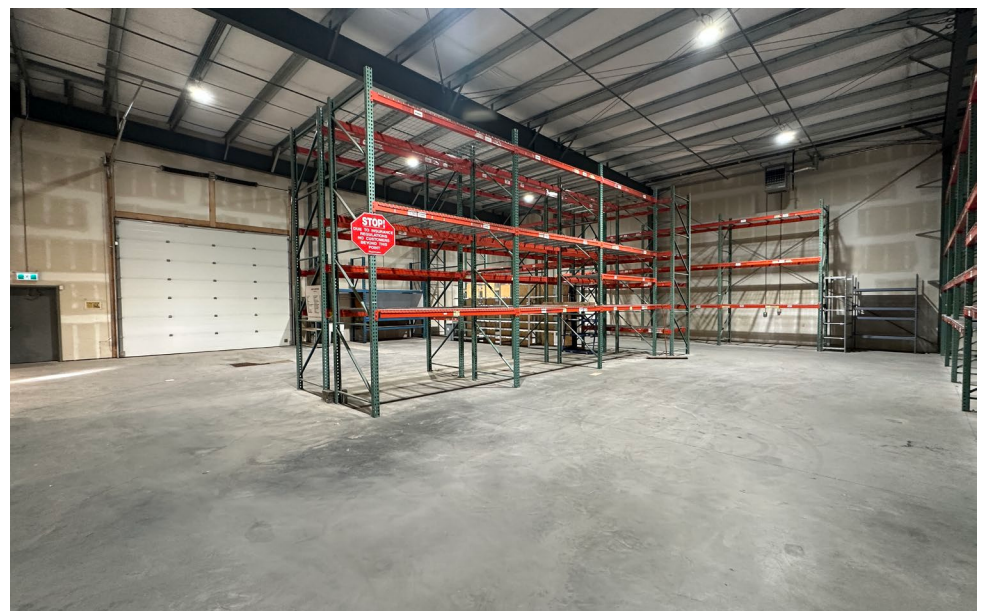
PROPERTY PHOTOS

FOR LEASE | 326 68th Street E, Saskatoon SK



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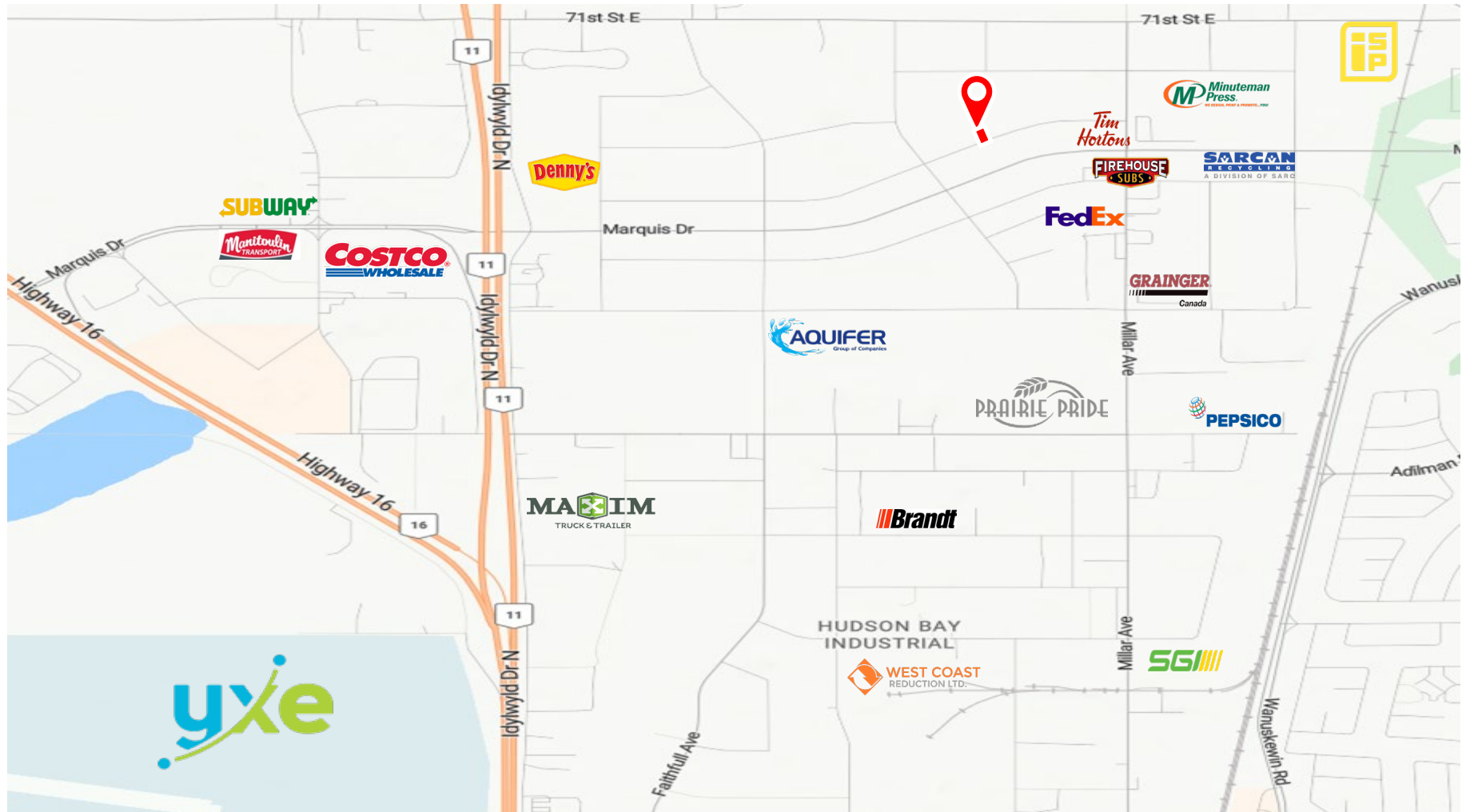


LOCATION



BUS ROUTE - - - - - ➔ - - - - -

NEIGHBOURHOOD PROFILE





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A LOCAL FIRM WITH GLOBAL REACH

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