



2,400 SQ FT AVAILABLE

FOR LEASE

INDUSTRIAL | WAREHOUSE WITH OFFICE

243 Cardinal Crescent

SASKATOON, SASKATCHEWAN

 **CUSHMAN &
WAKEFIELD**
Saskatoon

PROPERTY DETAILS

\$14.75

Asking Price, PSF

***\$6.39**

*2026 Est. Occupancy, PSF

TBD

Availability

District:	Airport Business Area
Zoning:	IL1 (Light Industrial)
Parcel #:	131621374, 131621363
Site Size:	.53 Acres
Total Rentable Area:	± 2,400 sf
Parking:	Parking along North side of building and rear yard
Heating/HVAC:	Furnace/forced air gas overhead heaters
Power:	3 phase power
Ceiling Height:	±16 ft

HIGHLIGHTS

Office:

- Reception area
- One (1) washroom
- File room
- Mechanical room
- Second floor with office and staff room

Warehouse:

- Radiant heat
- Fluorescent lights
- Two (2) OH doors 4w 110v openers
- One (1) dock door
- Fully fenced yard and compound with two (2) gate access



MATT PRIEL

Senior Sales Associate

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 **CUSHMAN & WAKEFIELD**
Saskatoon

BUILDING & SITE PLAN

±2,400 SF BUILDING ON .53 ACRES

FOR LEASE | 243 Cardinal Crescent, Saskatoon SK



PROPERTY PHOTOS

FOR LEASE | 243 Cardinal Crescent, Saskatoon SK



NEIGHBOURHOOD PROFILE

AIRPORT BUSINESS AREA

FOR LEASE | 243 Cardinal Crescent, Saskatoon SK



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



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