



UP TO ±113,854 SQ FT AVAILABLE

FOR LEASE

WAREHOUSE | INDUSTRIAL WAREHOUSE LEASE OPPORTUNITY

1400 1ST Avenue

ROSS INDUSTRIAL PARK, REGINA

 **CUSHMAN &
WAKEFIELD**
Saskatoon

PROPERTY DETAILS

\$12.00

Asking Price, PSF

***\$4.75**

*2025 Est. Occupancy, PSF

Immediate

Availability

District:	Ross Industrial Park
Zoning:	<i>IL - Light Industrial</i>
Parcel #:	Blk/Par 12-Plan FN5273 Ext 0
Site Size:	±7.31 acres
Total Rentable Area:	± 113,854 sf Unit B & D: ±64,372 sf Unit C: ±33,061 sf
Parking:	64 electrified employee parking stalls
Heating/HVAC:	OH Heaters
Power:	2000-Amp, 600-volt
Ceiling Height:	20' clear

HIGHLIGHTS

- Stand-alone large industrial warehouse within Ross Industrial Park
- Nine (9) 9' x 10' dock doors
- One (1) 8' x 10', one (1) 10' x 12', and one (1) 14' x 12' grade doors
- ±1,500 sf office
- Building is designed for logistics, transportation/distribution warehousing and/or manufacturing capabilities
- Very rare opportunity to have Rail access with spur line into loading bay
- Great site access and boasts a high land to building ratio, providing great circulation & truck marshalling and opportunity to secure compound space
- The majority of Regina's industrial tenants are located within Ross Industrial Park offering labour and transportation synergies
- 64 - electrified employee parking stalls with abundant trailer parking
- Fenced in secure compound space with opportunity to increase area
- 500+ lbs floor loading



LEAD AGENT

MIKE ALPORT

Partner/Broker

1-306-737-6626

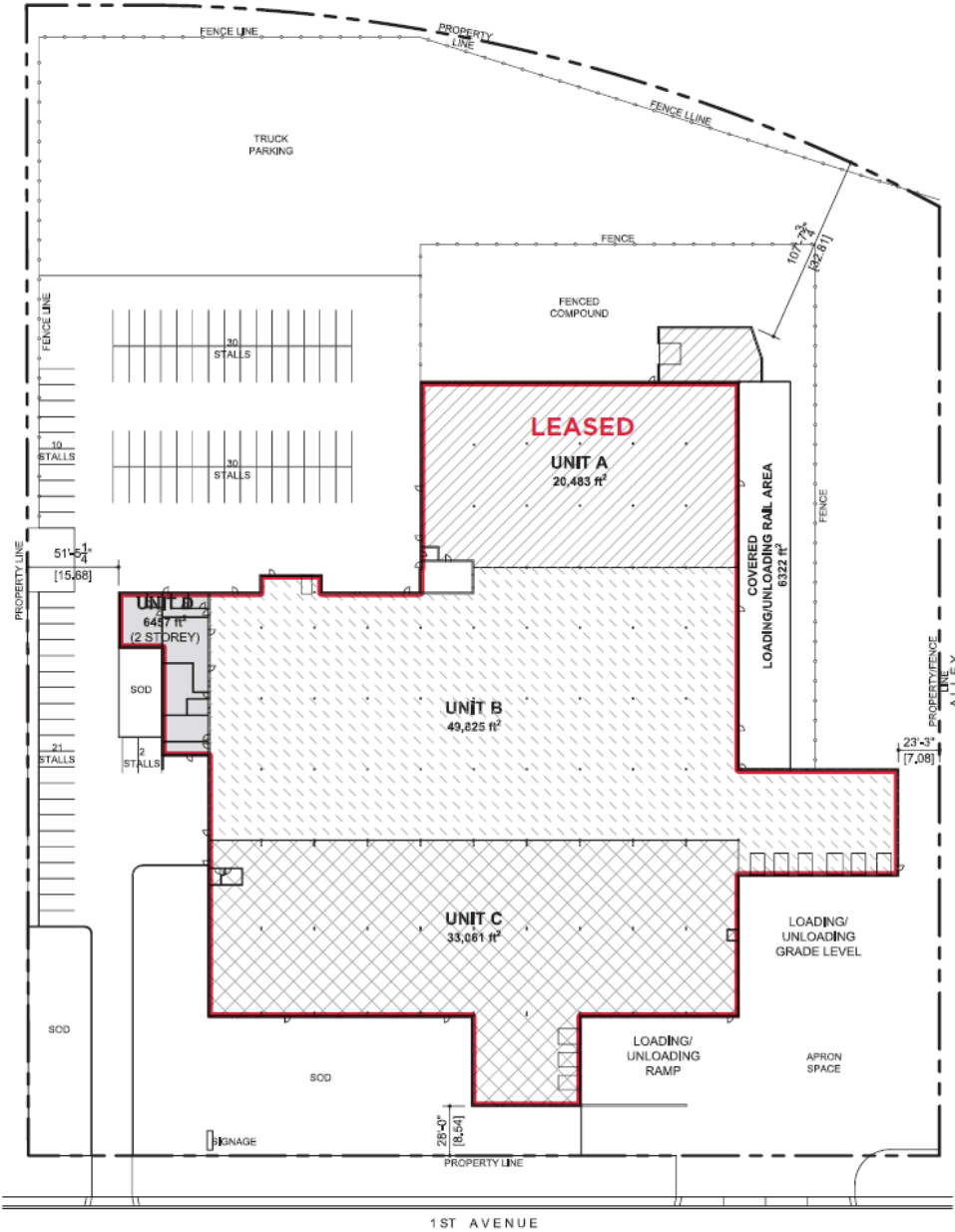
mike.alport@cwsask.ca



SITE PLAN

Conceptual Tenant Demise

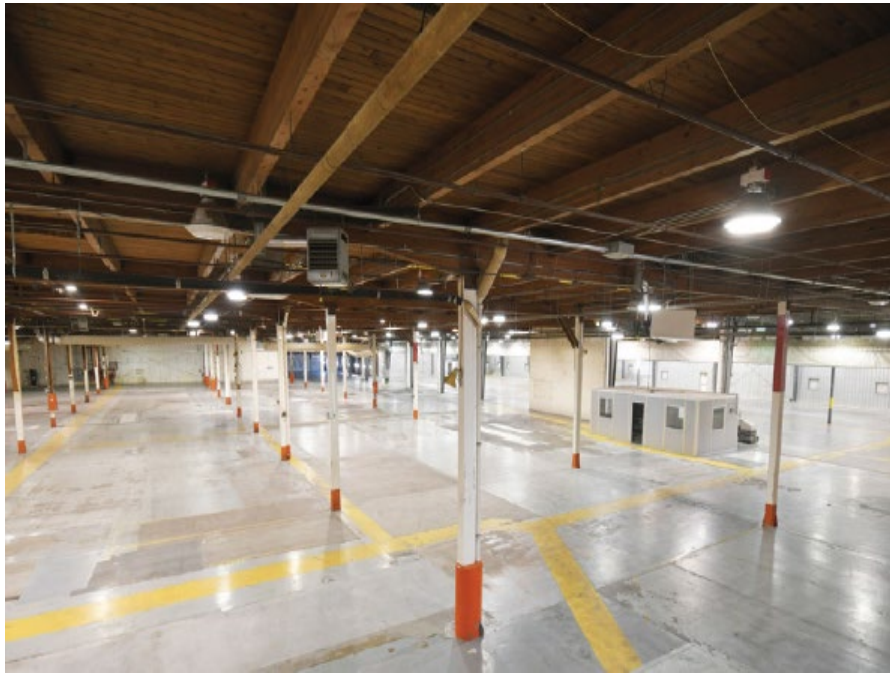
FOR LEASE | 1400 1st Avenue, Regina SK



*Not to scale, not exactly as shown.

PROPERTY PHOTOS

FOR LEASE | 1400 1st Avenue, Regina SK



NEIGHBOURHOOD PROFILE

ROSS INDUSTRIAL PARK

FOR LEASE | 1400 1st Avenue, Regina SK



- 7-minute drive to Downtown Regina
- 11-minute drive to Regina International Airport



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CUSHMAN & WAKEFIELD REGINA
A LOCAL FIRM WITH GLOBAL REACH

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