



UP TO ±86,846 SQ FT AVAILABLE

FOR SALE

CONDOS | INDUSTRIAL CONDOS SALE OPPORTUNITY

615 Henderson Drive

HENDERSON BUSINESS PARK, REGINA

 **CUSHMAN &
WAKEFIELD**
Saskatoon

PROPERTY DETAILS

\$965,000

Asking Price

Immediate

Possession

District:	Ross Industrial Park
Zoning:	IH - Industrial Heavy
Parcel #:	111373129, 111373130, 111373141
Site Size:	±5.01 acres
Building Area:	± 86,846 sf
Parking:	145 paved parking stalls

HIGHLIGHTS

- Strategically located in Henderson Business Park in Regina's northeast industrial district
- Units starting at ± 1,800 sf
- Easy access to Highway 6, Ring Road, and key transportation corridors
- Close proximity to trucking routes, major commercial services, and labour pools
- Convenient access for clients, staff, and logistics partners
- Ideal space for manufacturing, wholesale and distribution uses
- Flexible bay sizes with the option to combine units



LEAD AGENT

MIKE ALPORT

Partner/Broker

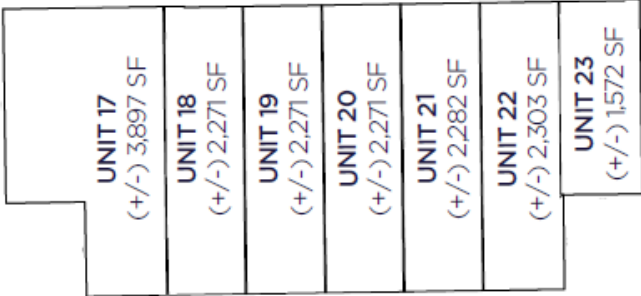
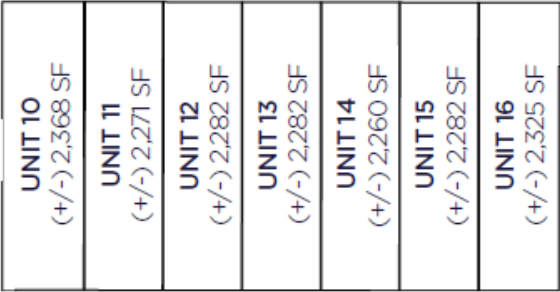
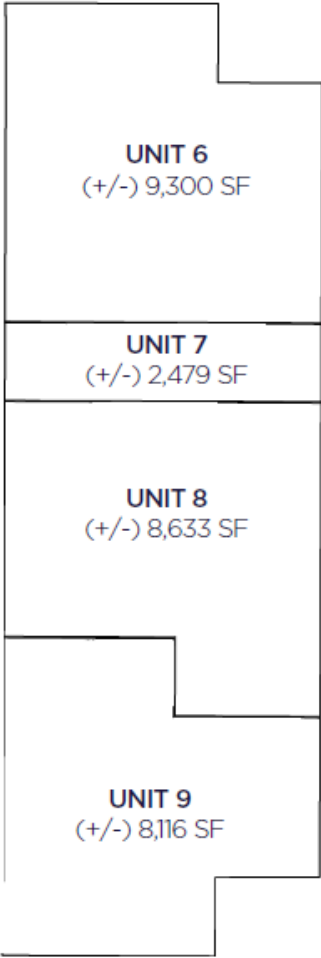
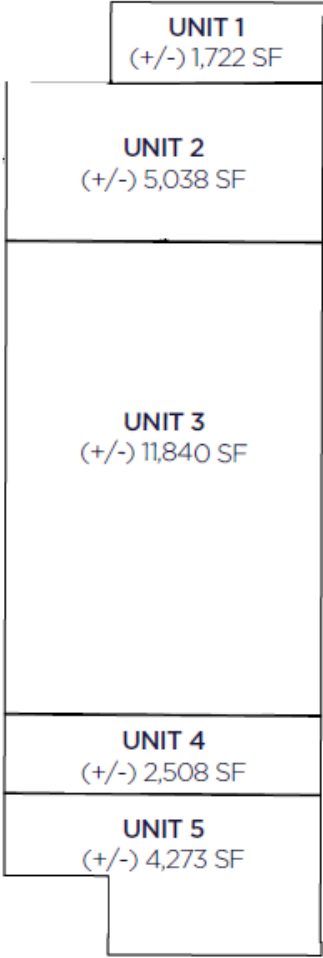
1-306-737-6626

mike.alport@cwsask.ca

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WAKEFIELD**
Saskatoon

SITE PLAN

FOR SALE | 651 Henderson Drive, Regina SK



*Not to scale, not exactly as shown.

PROPERTY PHOTOS

FOR SALE | 651 Henderson Drive, Regina SK



NEIGHBOURHOOD PROFILE

ROSS INDUSTRIAL PARK

FOR SALE | 651 Henderson Drive, Regina SK



12-minute drive to Downtown Regina



15-minute drive to Regina International Airport



MIKE ALPORT

Partner/Broker

1-306-737-6626

mike.alport@cwsask.ca

OFFICE

1-306-934-3377

info@cwsaskatoon.com

CUSHMAN & WAKEFIELD SASKATOON
A LOCAL FIRM WITH GLOBAL REACH

215-350 3rd Avenue North
Saskatoon, SK S7K 2J1
cushmanwakefieldsaskatoon.com

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