

FOR LEASE > WAREHOUSE

# 2915A FAITHFULL AVENUE

SASKATOON, SK



Premium warehouse space located on Faithfull Avenue in the heart of Saskatoon's North Industrial District. This prime location allows for easy access to Circle Drive, Idylwyld Drive, Highways 16, 11 and 12 and Saskatoon John G. Diefenbaker International Airport.

## BUILDING PARTICULARS

- > 3,000 SF upgraded office space
- > Boardroom, office and large mezzanine
- > Natural lighting
- > Surface parking in front of building
- > 16' and 14' grade doors, 10' dock level door
- > Clear span ceiling 19' ranging up to 21'
- > 200 amp three phase power
- > Radiant heat in warehouse
- > Fully sprinklered
- > Potential for rear compound if one tenant leases entire building

## AREA FOR LEASE

12,400 SF  
Opportunity to lease entire building comprised of 24,600 SF

## ZONING

IL1

## LEASE RATE

\$9.25 PSF

## OCCUPANCY COSTS

\$4.10 PSF

## POSSESSION

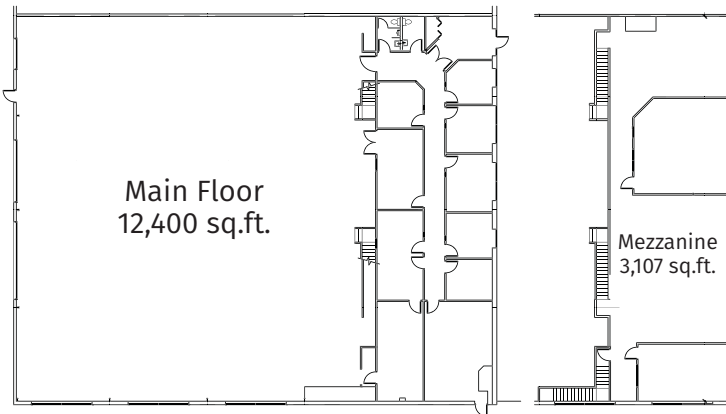
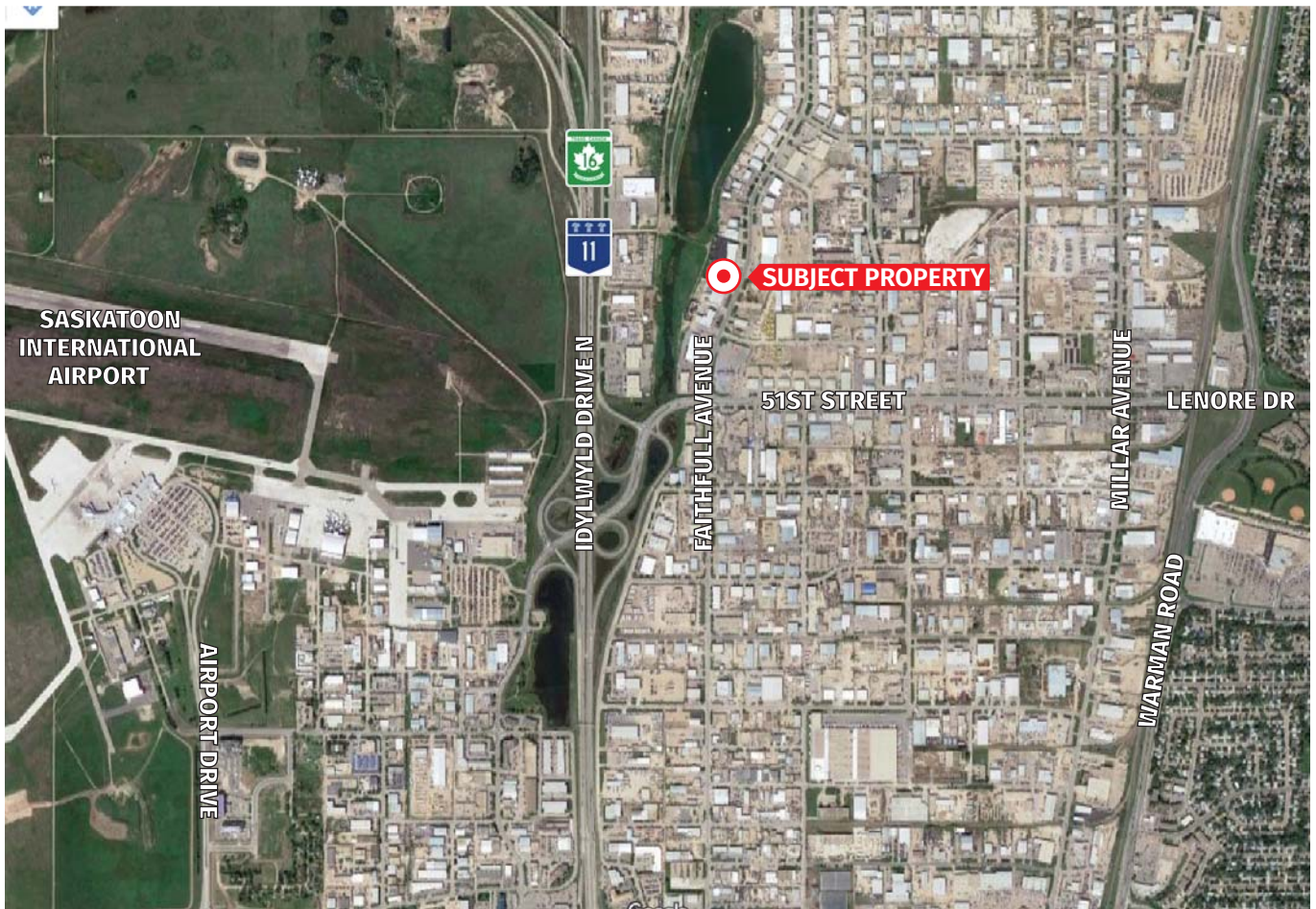
Immediate

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