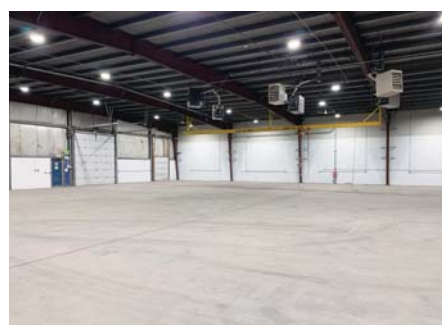


FOR LEASE > WAREHOUSE/OFFICE/COMPOUND

3422 MILLAR AVENUE

SASKATOON, SK



High traffic intersection in the heart of the North Industrial, 3422 Millar Avenue is located right on the corner of Millar and 60th Street. Property has ease of access to both 51st Street and Marquis Drive.

BUILDING PARTICULARS

- > One acre lot with half an acre of compound area
- > Three 14' grade level doors located on the north, east and west
- > One 8' grade level door on the east elevation
- > Three 8' dock height doors on the north elevation
- > Multiple man doors throughout the building
- > 600 Amp, 3 phase, 208/240 v electrical service
- > Warehouse has 3000 lb overhead crane, left by previous tenant
- > 18' ceiling height
- > New high efficiency LED lighting throughout warehouse
- > Main floor and mezzanine office space featuring new carpet and primed office walls ready for paint
- > Lunchroom
- > Three washrooms

AREA FOR LEASE

15,378 SF

ZONING

IH

LEASE RATE

\$8.50 PSF

Tenant responsible for property taxes, building insurance, storm water and sewer

POSSESSION

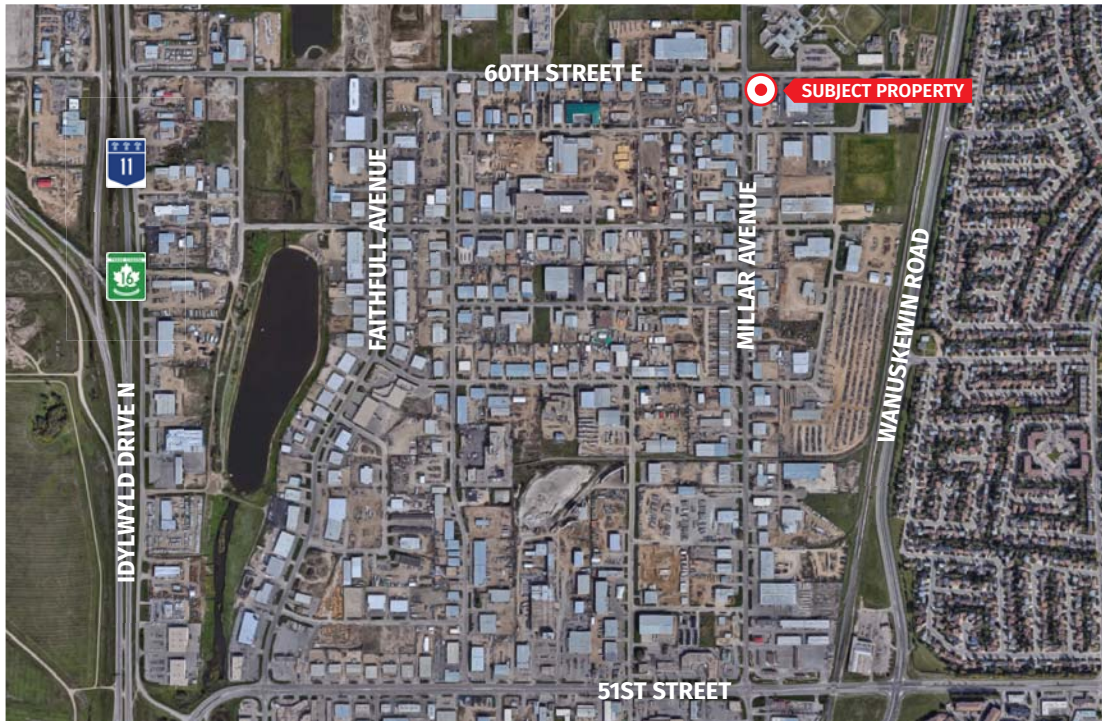
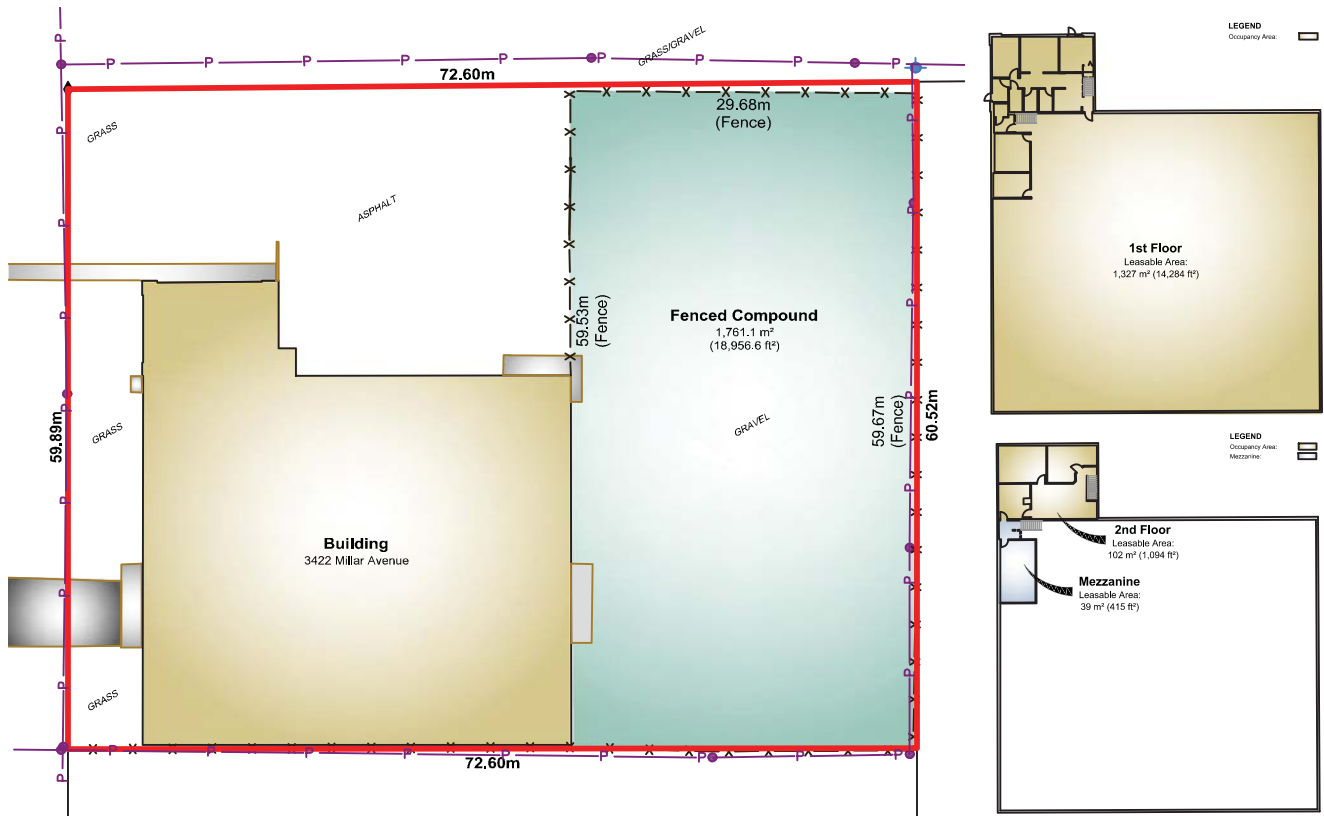
Immediate

MARY HIPPERSON
Commercial Sales & Leasing
306 715 8700
mhipperson@concordegroupp.com

1171 Eighth Street East
Saskatoon SK S7H 0S3
306 668 3004
www.cgproperties.com

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PROPERTIES

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