

FOR LEASE > INDUSTRIAL

3902 ARTHUR ROSE AVENUE, BAY 100 | SASKATOON SK MLS®



HIGH EXPOSURE



New Construction

Located at the south end of the building, Bay 100 has premium access/egress and exposure just off Marquis Drive. Built in 2013, this 5,500 SF industrial space is ready for immediate possession.

Property Features

- > Minimum 25' to roof deck
- > One (1) 16' x 16' grade door with exterior 8' concrete apron
- > T5 high intensity fluorescent lighting, natural gas unit heaters
- > 6" concrete slab on grade
- > 120' deep, fenced compound with two (2) private, gated entrances
- > Wet-type fire suppression system to National Building Code standards
- > Premium sign canister exposure onto Marquis Drive

Contact listing agent for a detailed floor plan.

5,536 SF Available

25,500 SF Building

2.06 Acre Site

IL2 (Limited Light Industrial) Zoning

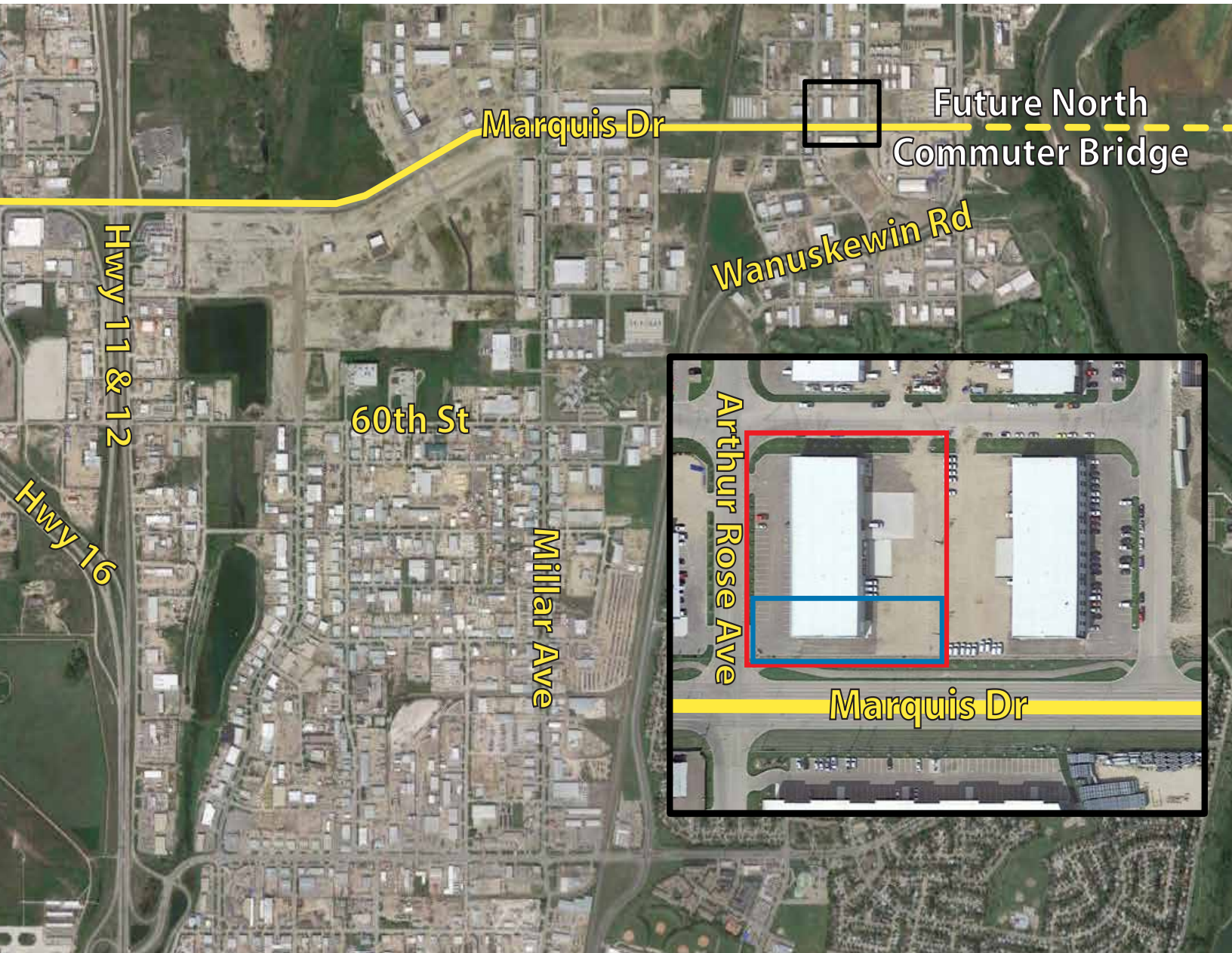
Parcel 164957563

Possession Immediate

Occupancy Costs \$3.90/SF (est.)

Net Lease Rate \$10.00/SF

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