



# High Exposure

For Lease > Industrial  
 3902 Arthur Rose Avenue  
 Saskatoon, SK MLS®



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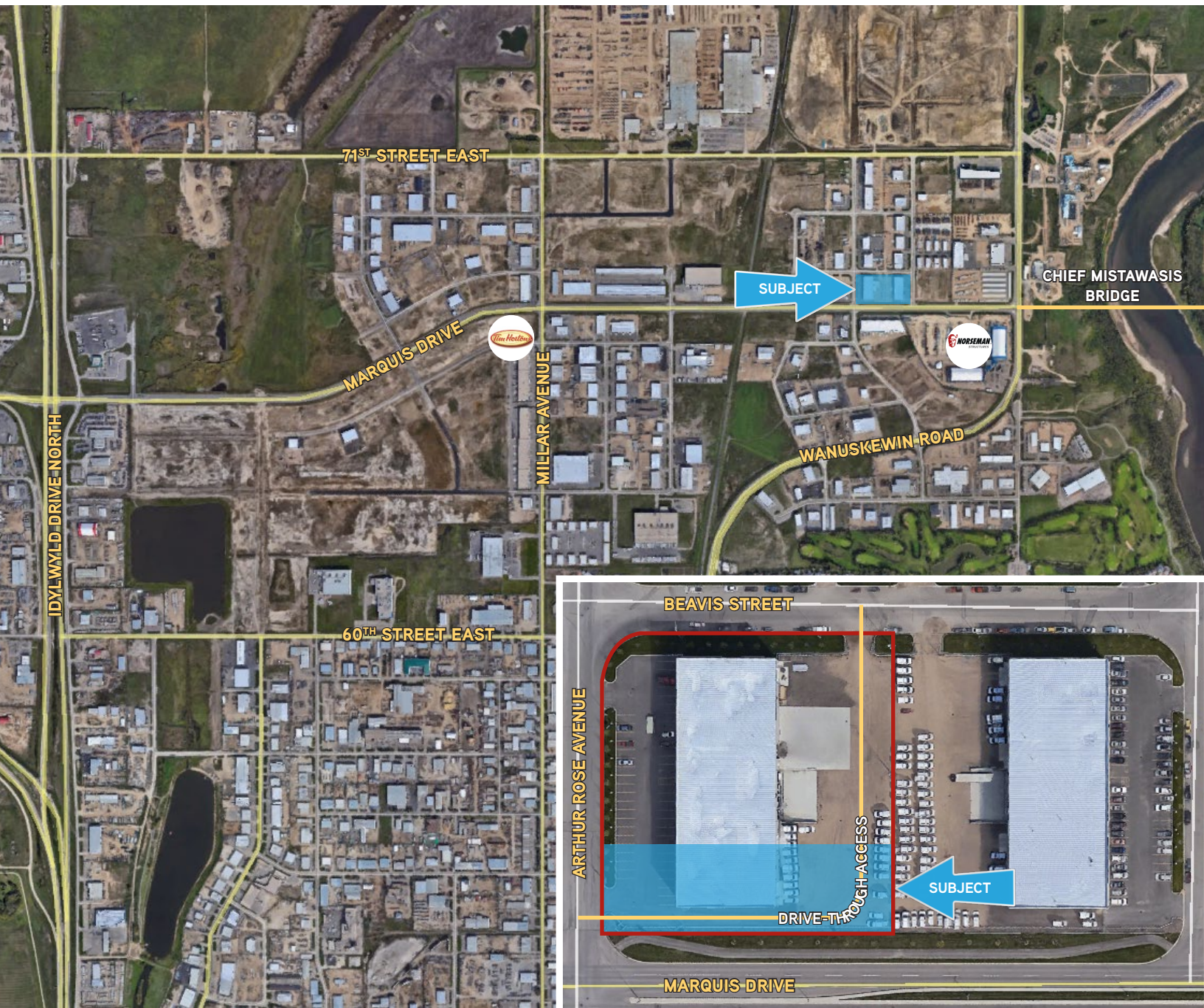
## New Construction

Located at the south end of the building, Bay 100 has premium access/egress and exposure just off Marquis Drive. Built in 2013, this end-cap bay is ready for immediate possession. The site features premium exposure with the opening of the North Commuter Parkway.

- > Clear height 24' front to 22' rear
- > 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 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.

Available	5,536 SF Bay 100
Building	25,500 SF
Site	2.06 AC
Zoning	IL2 (Limited Light Industrial)
Parcel	164957563
Possession	Immediate
Occupancy Costs	\$4.20/SF (est.)
<b>Net Lease Rate</b>	<b>\$9.75/SF</b>



## Contacts:



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