

FOR LEASE

518 48th Street East

$16.00/SF

± 12,100 SF

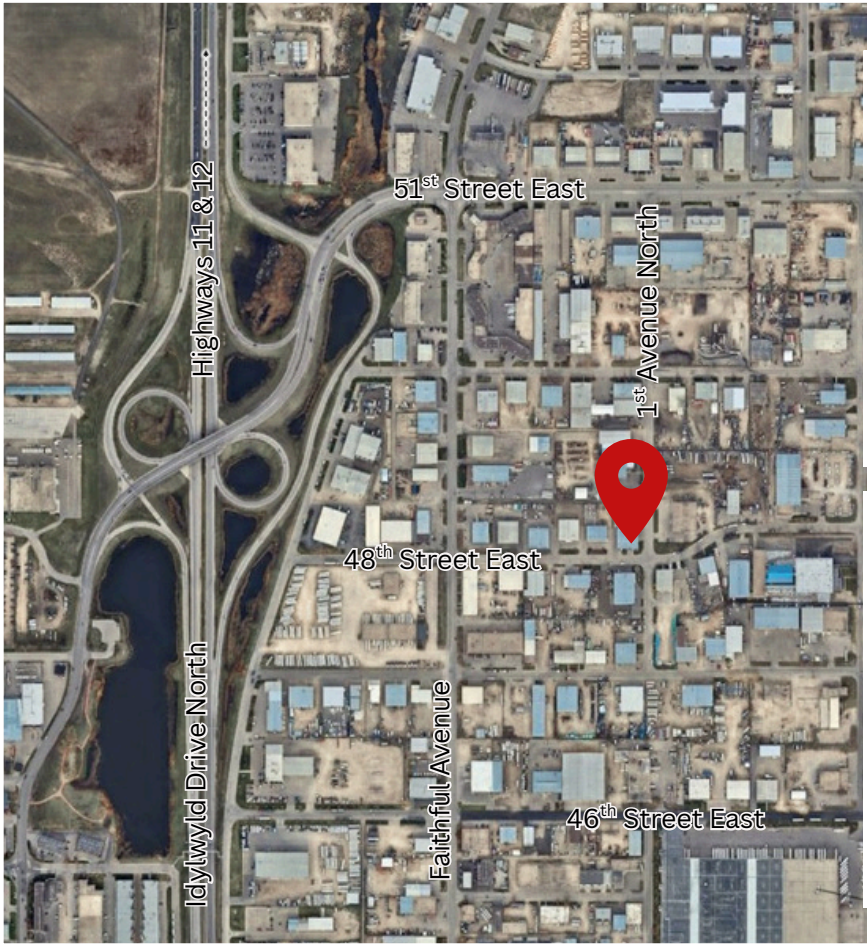
Building features ± 4,200 SF of office area and ± 7,900 SF of warehouse with three (3) grade level overhead doors and a well appointed fenced compound.

Office area includes five (5) private offices, reception area, boardroom, staffroom with kitchenette and additional storage space.

Warehouse features 20' ceiling height at centre (18' sidewall height), 3-Phase 400 amp power, interceptor pit and trench drain.

The Commercial Group

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Broker | Client Advisor
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Features

- Available Size: ± 12,100 SF
- Lot Size: ± 0.80 acres
- Office area
- Mezzanine
- Storage
- 3 grade level OH doors
- 3 phase power
- 18' sidewall height
- Yard

Zoning: Light Industrial (IL1)
Possession: January 01, 2027
Surface Parcel: 118988139

Occupancy Costs: $3.26/SF
Net Lease Rate: $16.00/SF



Unit 9 - 1527 Ontario Ave
Saskatoon, SK S7K 1S7
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