

FOR LEASE



746 STANLEY DETHRIDGE BAY - UNIT 10 DISTRIBUTION / WAREHOUSING / SERVICE



LEASE RATE

\$14.50 PSF Net

OCCUPANCY COSTS

\$5.25 PSF

ZONING

Heavy Industrial

LEGAL DESCRIPTION

Lot 13, Block 45
Plan 102110533

LAND SIZE

2.64 acres

AVAILABLE SPACE

±12,199 SF



- 28' clear height
- Loading docks: 2 dock, 1 grade loading
- LED lighting with occupancy sensors
- Grade beam designed for additional dock doors
- Abundant yard space

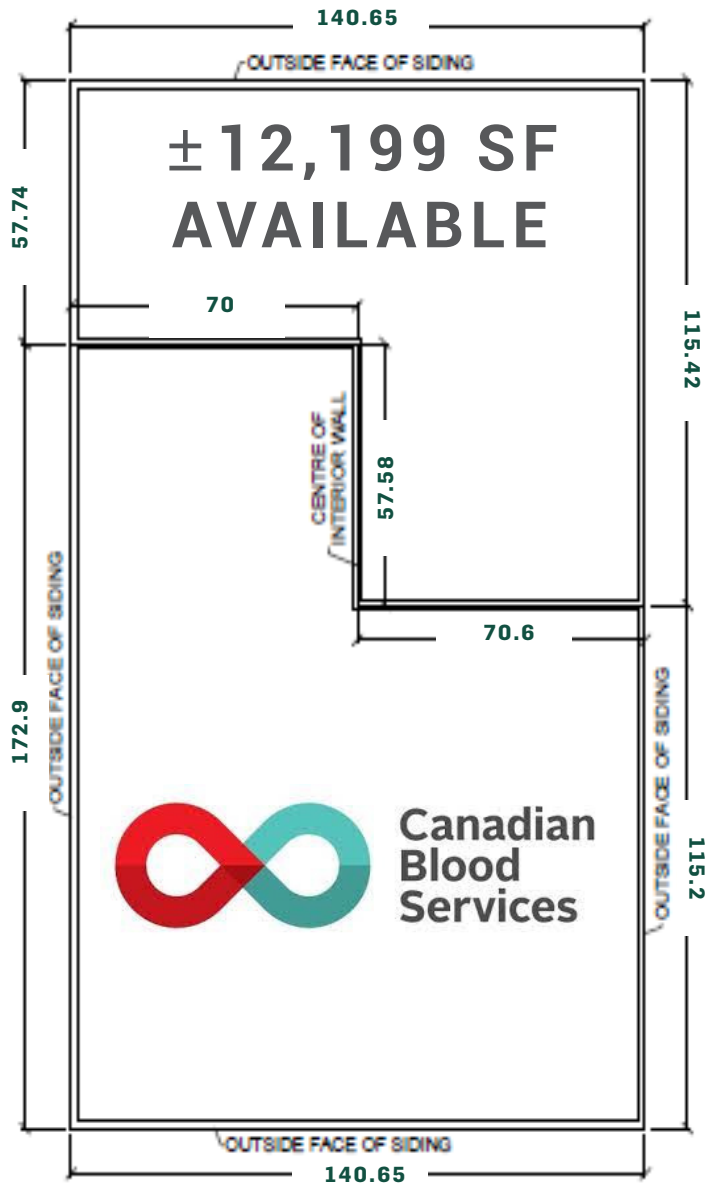
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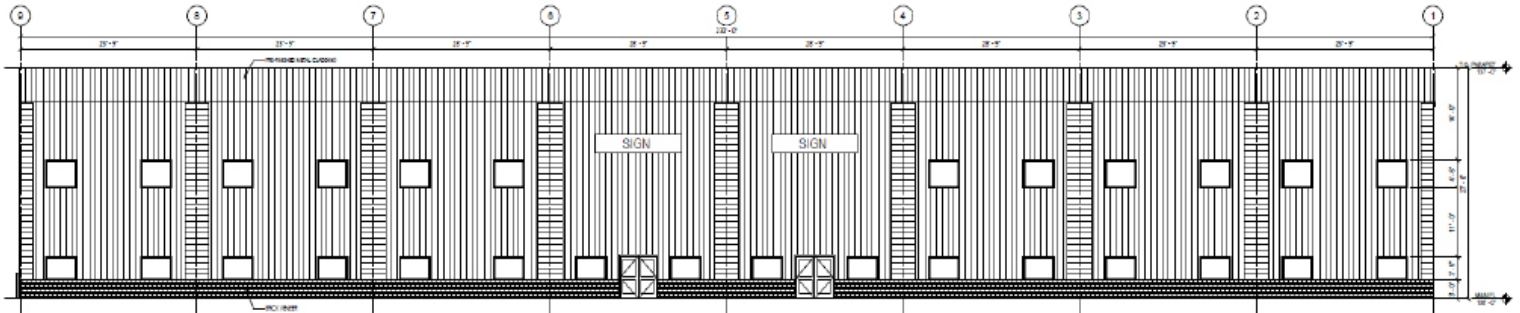
MAIN FLOOR PLAN



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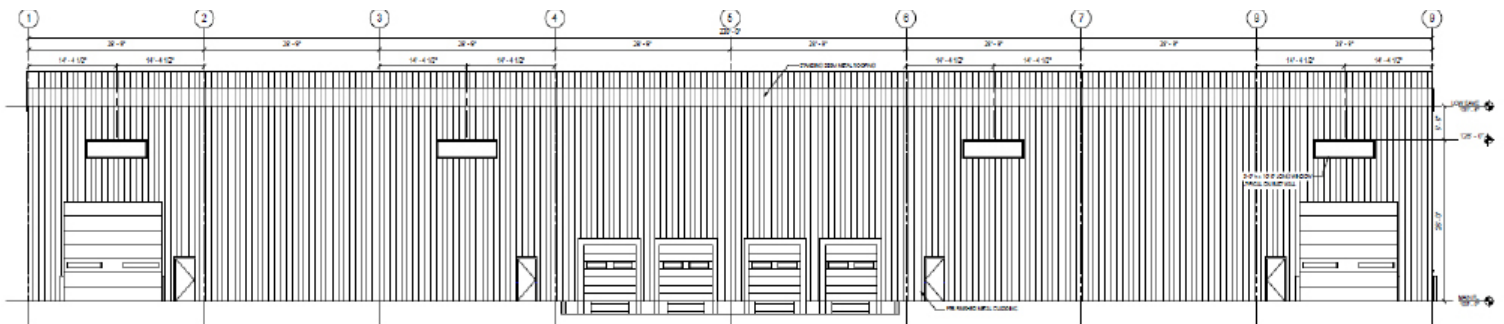
WEST ELEVATION



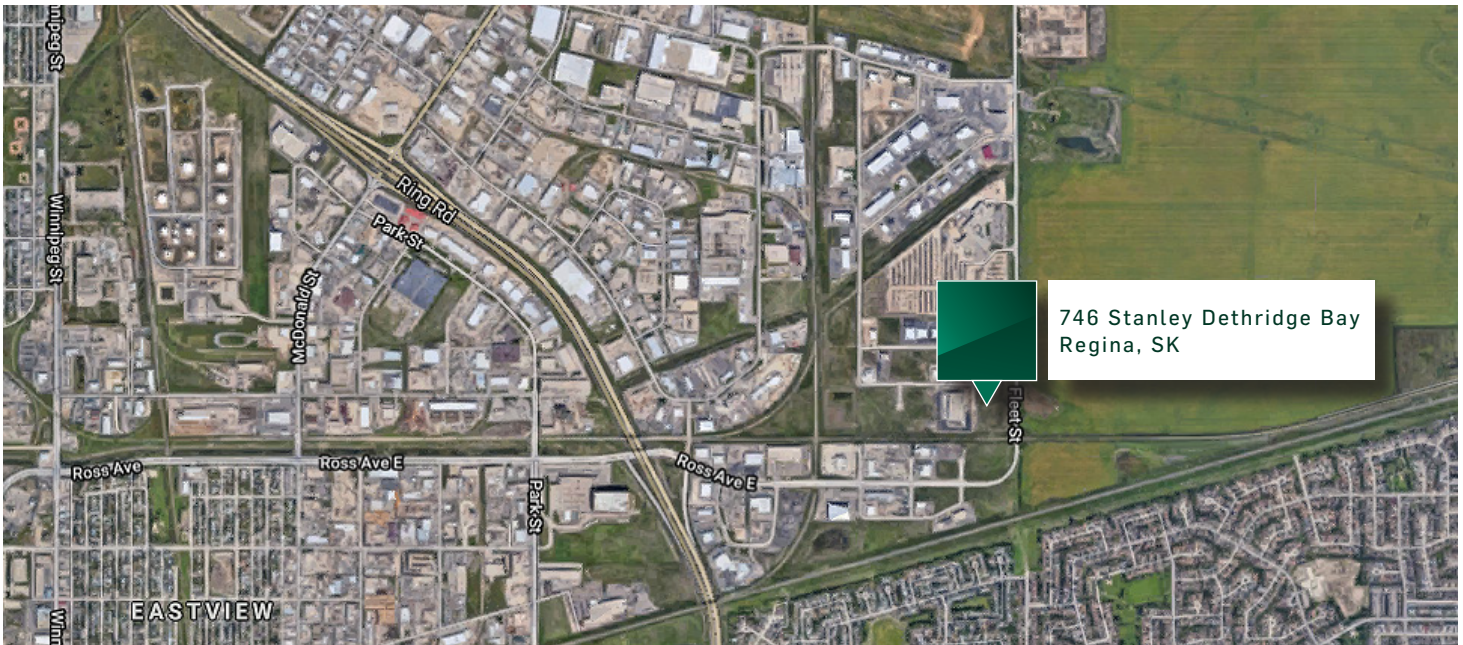
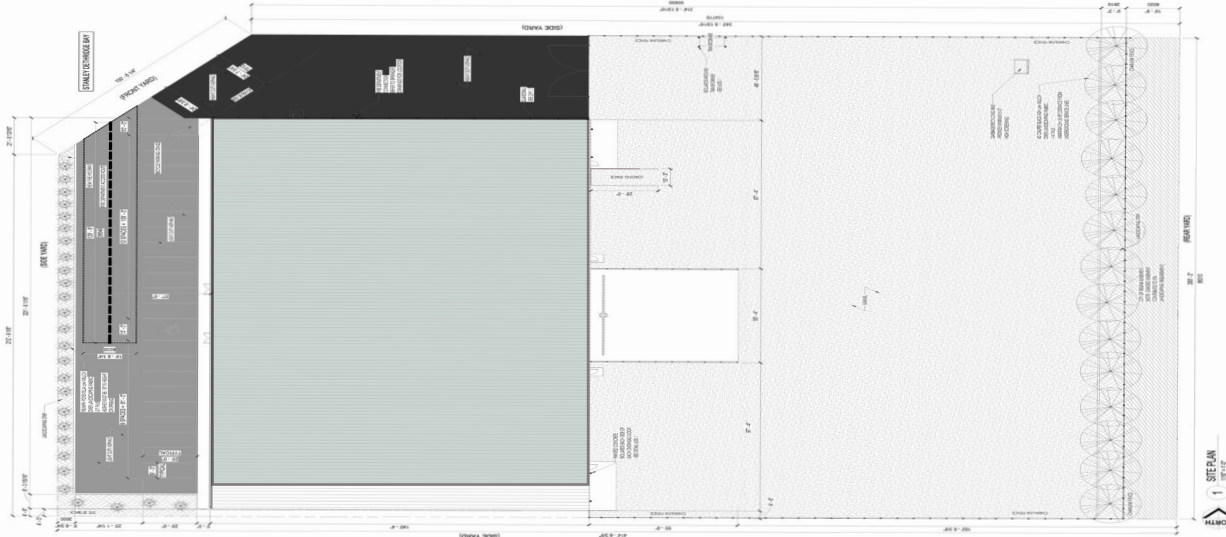
SITE & BUILDING SUMMARY

- Butler Pre-engineered structural steel building with an eave height of 35' at the front sloping to 32' at the rear. 28' clear under building frame.
- Columns at 70' depth with 28'9" spacing.
- 6" concrete slab on grade to support 250 lbs per SF on interior.
- Rear grade beam designed to accommodate additional dock loading.
- Four, 8'-6"x9' dock doors with manual operation and vision lites.
- Four, 6'x6' 30,000lb mechanical dock levelers c/w seals and bumpers.
- Two, 16'x16' grade level overhead doors c/w electric operators and vision lites.
- ESFR (Early Suppression Fast Response) sprinkler system for storage of materials up to 24' and fire alarm system.
- 600 AMP 347/600V 3-phase 4-wire main electrical service.
- LED high bay interior lighting c/w occupancy sensors.
- Asphalt paving to front lot (23 parking stalls) and compacted granular to rear yard.
- North drive lane to rear yard is 50' wide. Back of building to rear property line is 188'.
- Exterior lighting LED wall packs.

EAST ELEVATION



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DOWNTOWN**
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SASKATOON, SK S7K 1X2
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F: 306.664.1940

**PROPERTY MANAGEMENT
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SASKATOON, SK S7K 1X2
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