



Hopewell[®]

3703 Millar Avenue, Saskatoon, SK

Matrix Business Park

A large, three-dimensional FedEx logo is mounted on the upper part of the building's facade. The word "Fed" is in blue and "Ex" is in red, both in a bold, sans-serif font.

A sign above the glass entrance doors reads "FedEx Ship Centre" in the company's signature blue and red colors.

A blue sign on a white post in the parking lot reads "FedEx Customer Parking" with a double-headed arrow pointing left and right.



Property Profile

This quality industrial space offers exceptional functionality and visibility on a prime commercial corridor.

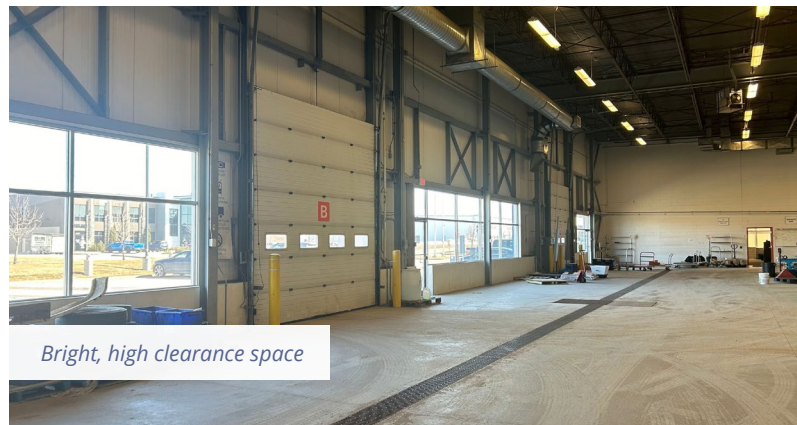
Located in one of Saskatoon's most prestigious business parks and surrounded by a mix of commercial and industrial properties the site provides excellent access from Millar Avenue, Idylwyld Drive, Marquis Drive and major highways.



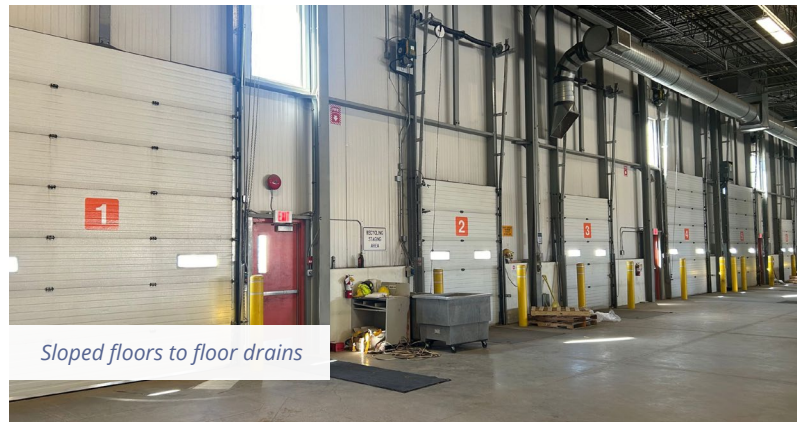
Bays 1 - 3
27,376 SF



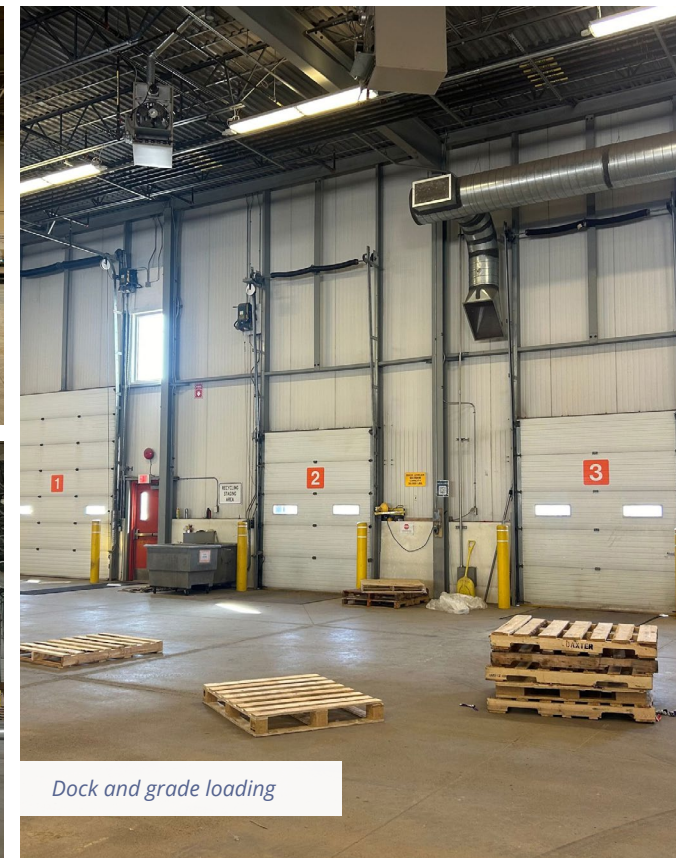
4 dock doors
7 grade doors



Bright, high clearance space



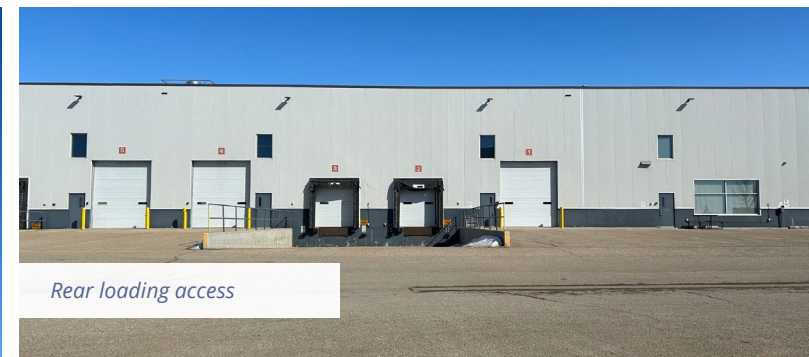
Sloped floors to floor drains



Dock and grade loading



Endcap unit



Rear loading access

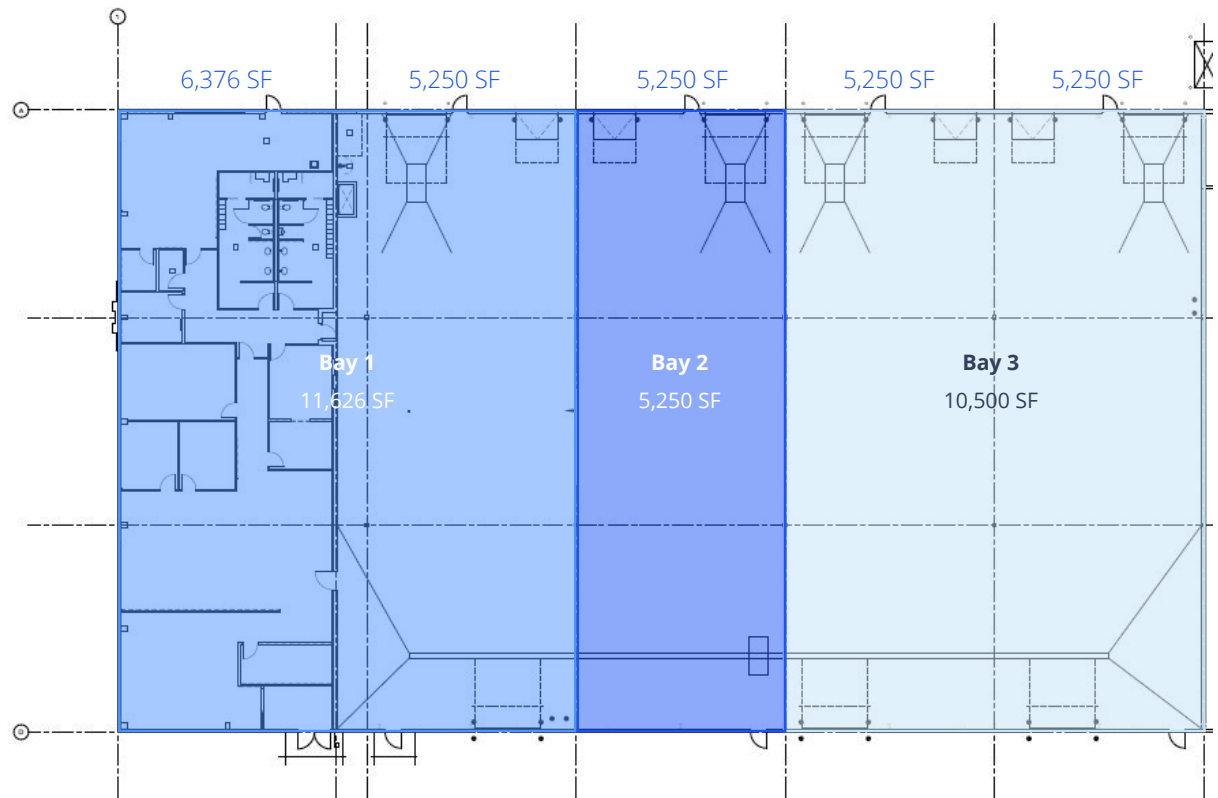


Prominent front entrance

Property Details

This space offers a premium warehouse fit-up complemented by functional office and a high-exposure corner site.

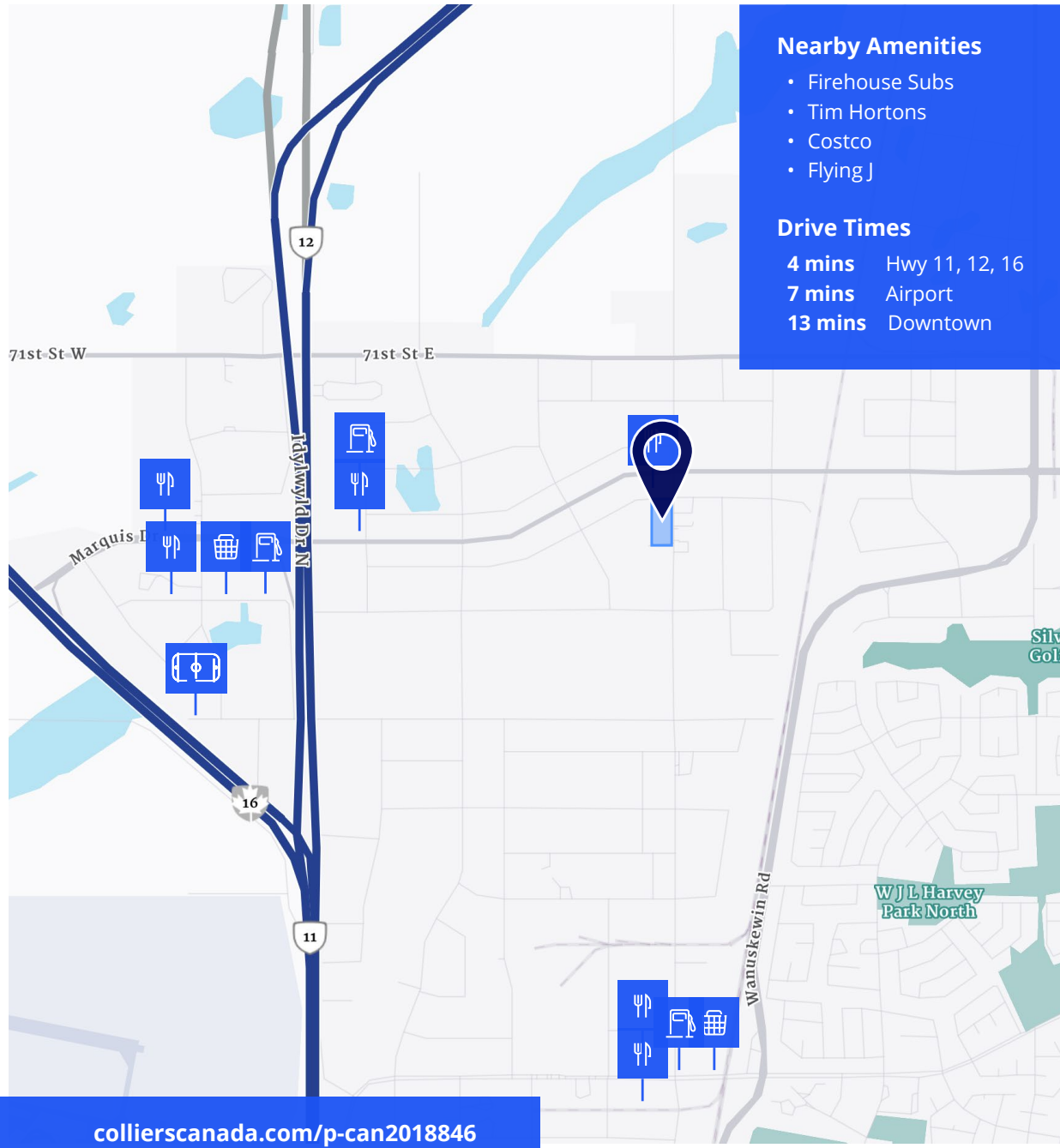
Available	Bay 1	11,626 SF
	Bay 2	5,250 SF
	Bay 3	10,500 SF
	Total	27,376 SF
Building Area	75,436 SF	
Site Area	1.55 AC	
Dock Doors	Four (4)	
Grade Doors	Seven (7)	
Ceiling Height	28'	
Building Depth	125'	
Zoning	IH (Heavy Industrial)	
Parcel	163775504	
Possession	Immediate	
Occupancy Costs	\$6.68/SF (est.)	
Net Lease Rate	Bay 1	\$16.00/SF
	Bay 2	\$16.50/SF
	Bay 3	\$16.00/SF



The landlord is willing to demise and will consider any combination of bays based on tenant requirements.

Property Features

- Premium quality development
- 12' x '14' grade doors
- Three (3) bays have grade access from both sides
- Interceptor pits
- 3-phase, 125V/208V power
- 6" floor slab thickness
- Large office area built-out with reception and retail package pick up, open work area, four (4) private offices, storage, lunchroom and washrooms
- Fully paved site and rear compound, on-site parking
- Parking for four (4) trailers
- Prominent signage options available

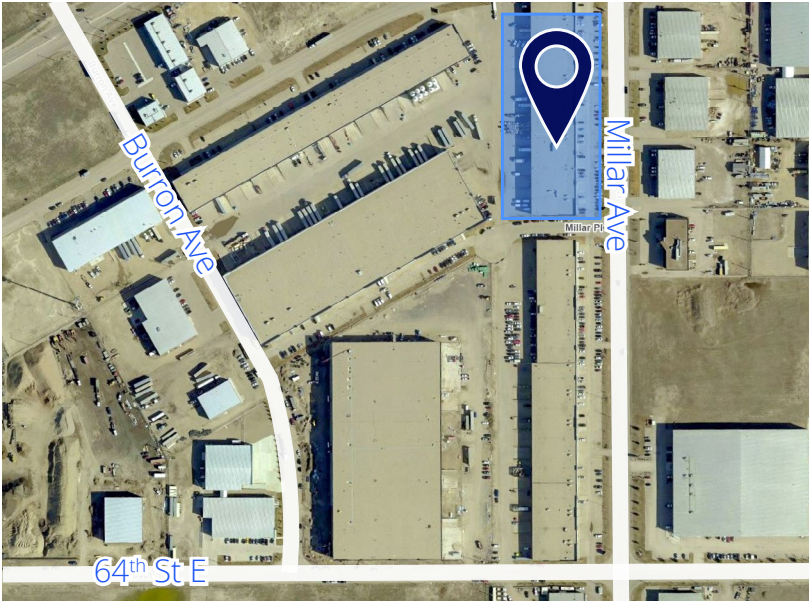


Nearby Amenities

- Firehouse Subs
- Tim Hortons
- Costco
- Flying J

Drive Times

4 mins	Hwy 11, 12, 16
7 mins	Airport
13 mins	Downtown



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Jason Wionzek
 Senior Vice President | Sales Associate
 +1 306 227 2408
 jason.wionzek@colliers.com

Tom Deibert
 Vice President | Sales Associate
 +1 306 281 2673
 tom.deibert@colliers.com

