

ONLINE AUCTION

Allows For Conditions



±93,000 SF INDUSTRIAL FACILITY ON YELLOWHEAD (HWY 16) WITH DIRECT ACCESS TO HWY 9 CORRIDOR

135 York Road East, Yorkton, Saskatchewan

MINIMUM BID:
\$499,000

FRE Auctions and RE/MAX are pleased to present the Online Auction Plus® event (allows for conditions) for this expansive facility with immediate occupancy in Yorkton's thriving logistics and agricultural corridor.

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.

PROPERTY HIGHLIGHTS

- **Strategic Location:** Situated on York Road with direct access to transportation corridors Yellowhead (Hwy 16) and Hwy 9.
- **Building:** ±93,325 SF Warehouse with ±4,384 SF Office and Mezzanine.
- **Site Area:** ±12.34 Acres expansive yard for fleet staging or future expansion.
- **Loading & Clearance:** (6) Grade doors with 14'-20' clear heights.
- **Power:** High-capacity dual service (800A/480V & 200A/600V, 3-phase).
- **Parking:** 100+ stalls (approx. 85 electrified).
- **Zoning:** MI-I (Light Industrial).



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