



Hopewell 

Matrix Business Park **Building G**

Bay 138, 3620 Burrton Avenue, Saskatoon, SK

Contact listing agents for exciting
broker incentives.



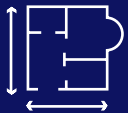
Property Profile

Prime Marquis Industrial Location

This newly constructed end-cap space is ideally situated along Burron Avenue near the new Millar Avenue and Marquis Drive intersection, offering excellent access to Highways 11, 12 and 16.

Asking:

\$15
PSF



Bay 138
33,407 SF



6 dock
doors



Front exterior



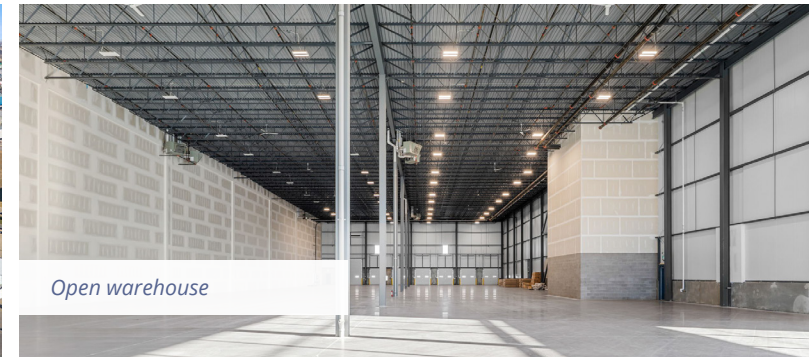
Overhead doors



Expansive glazing



Aerial view



Open warehouse

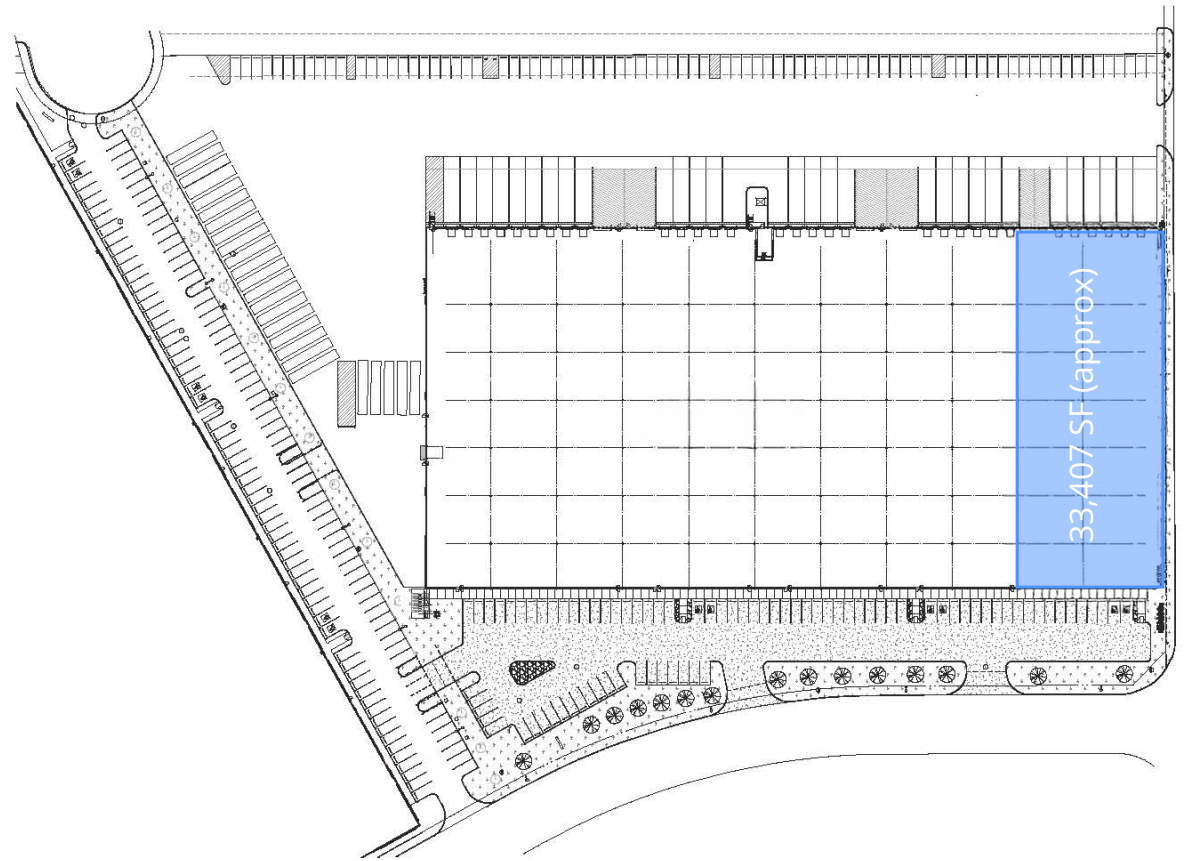


Rear loading

Property Details

Located close to key amenities, this space is perfect for businesses seeking accessibility and modern infrastructure. The landlord will offer a competitive Tenant Improvement Allowance to qualified tenants.

Available	Bay 138 ± 33,407 SF
Building Area	183,709 SF
Building Depth	300'
Standard Column Grid	55' x 40'
Dock Doors	Six (6) 9' x 10'
Grade Doors	One (1) 14' x 16'
Ceiling Height	36'6"
Site Area	9.83 AC
Zoning	IH (Heavy Industrial)
Parcel	203719833
Possession	Immediate
Occupancy Costs	\$4.15/SF (est.) plus management fee
Net Lease Rate	\$15.00/SF



The site features ample natural light, fully paved with both standard and heavy-duty asphalt. Enjoy convenient parking with varying ratios.

Site Work

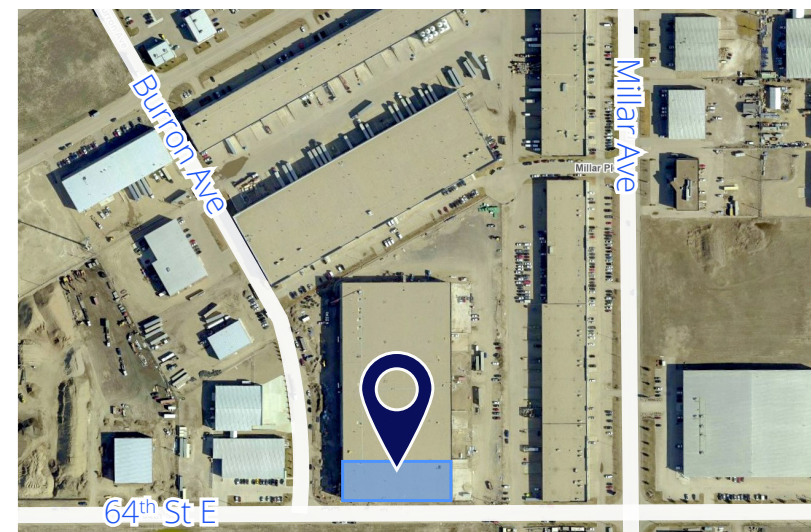
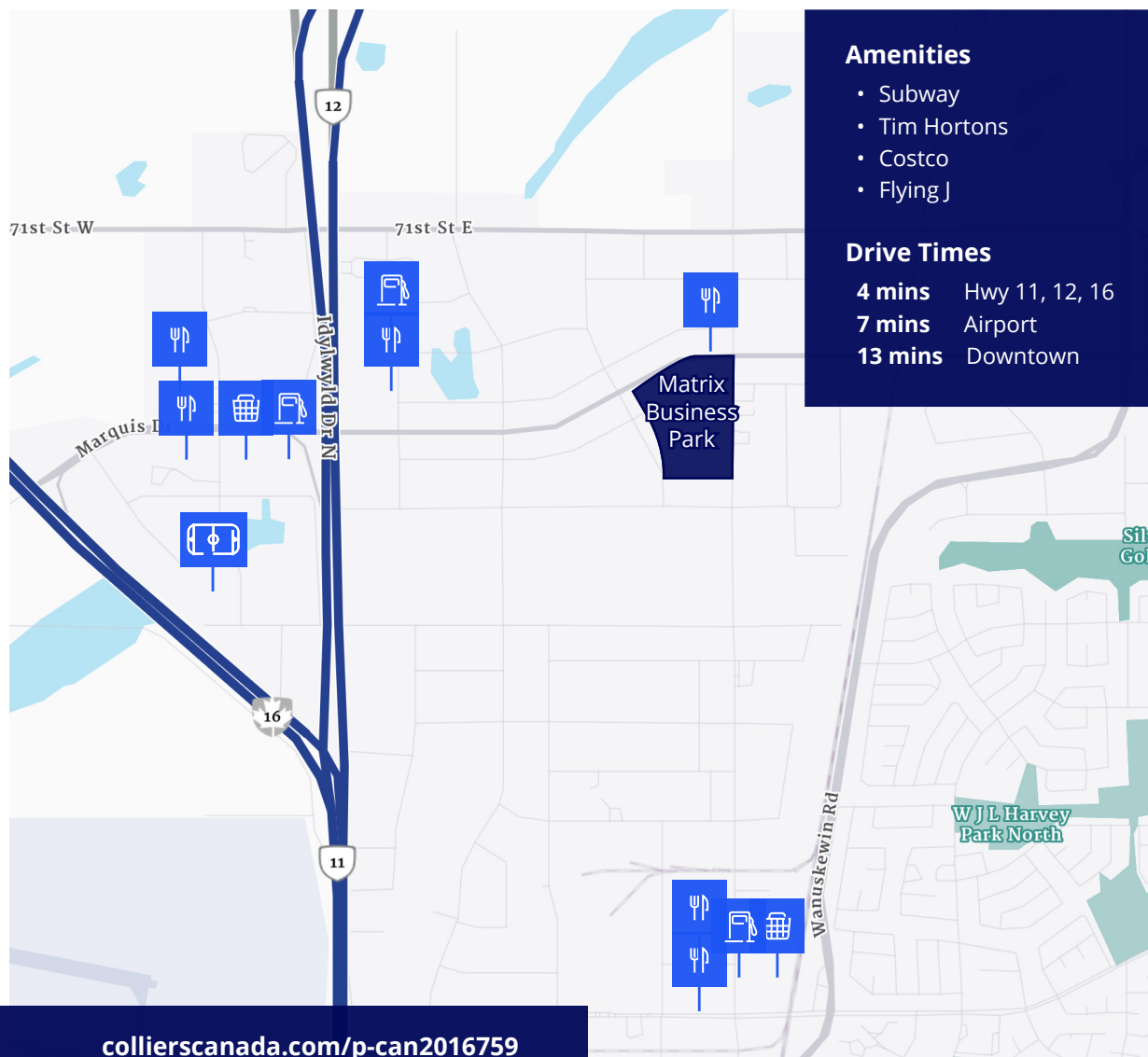
- The site is fully paved with a combination of standard and heavy-duty asphalt
- All dock loading areas equipped with heavy duty concrete aprons
- Paved single row parking with varying ratios
- Ten (10) parking stalls

Base Building

- 8" slab on grade with a live load capacity of $\pm 1,500$ PSF
- Roofing system composed of galvanized metal deck, R34 rigid insulation, and EPDM roofing membrane
- Lower wall assembly constructed of 4' high upstand concrete or masonry wall. Upper wall assembly constructed of R-25 insulated metal panels

Electrical & Mechanical

- Gas-fired suspended unit heaters in warehouse
- HVAC supplied by gas fired roof units
- LED lighting
- Dock doors complete with 40,000 lb levelers
- 400 amp, 600 volt, 3-phase power



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