



Net Lease Rate:

\$15
PSF

For Lease | 509 Gray Avenue, Saskatoon | SK Excl.

Sutherland Industrial warehouse with office.

Sutherland industrial building located on a private, fenced lot, excellent for a small office or warehouse user.

The property is close to Forest Grove, Erindale and Arbor Creek. Any contractors/landscaping or service company looking to get started or secure their own space would enjoy this bay.



Secure compound



Bay D
± 1,500 SF

Ward Edwards

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Specifications

Available

Bay D ± 1,500 SF

Building

± 9,000 SF

Site Area

± 1 AC

Zoning

IL1 (Light Industrial)

Parcel

131878457

Possession

Immediate

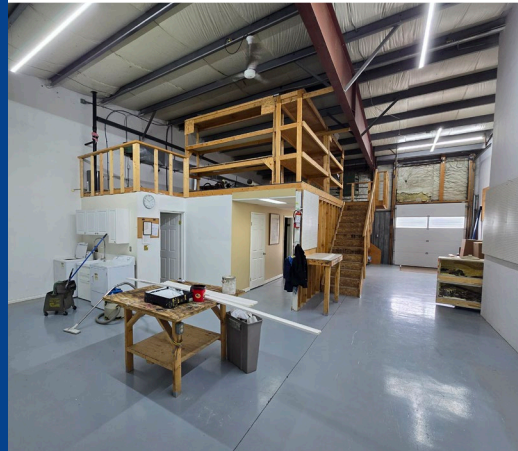
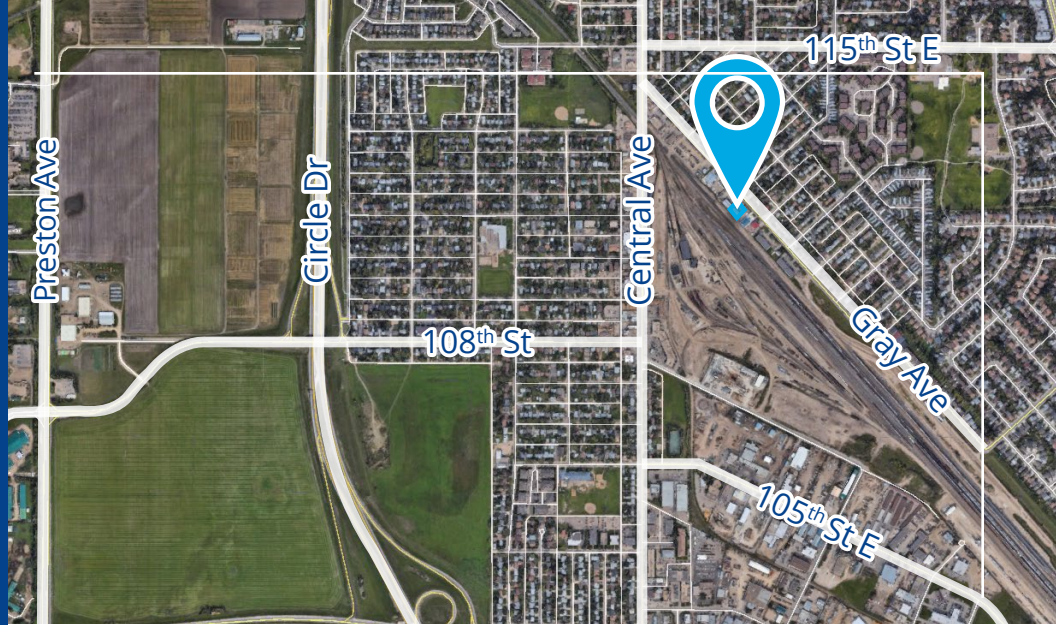
Occupancy Costs

\$6.74/SF (est.)

Net Lease Rate

\$15.00/SF

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Property features

- Two (2) large private offices and one (1) small private office
- Warehouse with mezzanine
- Dock loading door
- Washroom
- Washer, dryer and sink
- Secure fenced compound with key fob access
- On-site parking stalls directly in-front of the unit
- Gas and electricity are separately metered, water is included in occupancy costs
- Well-maintained property with professional management

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