

For Lease

1605 Caribou Street E,
Moose Jaw, SK

Available Areas

- Area A – 4,234 SF
- Area B – 828 SF
- Area C – 1,645 SF
- Area F – 1,320 SF
- Area H – 5,220 SF
- Area I – 720 SF
- Area N – 1,260 SF



Accelerating success.

Colliers

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Jeff Sackville

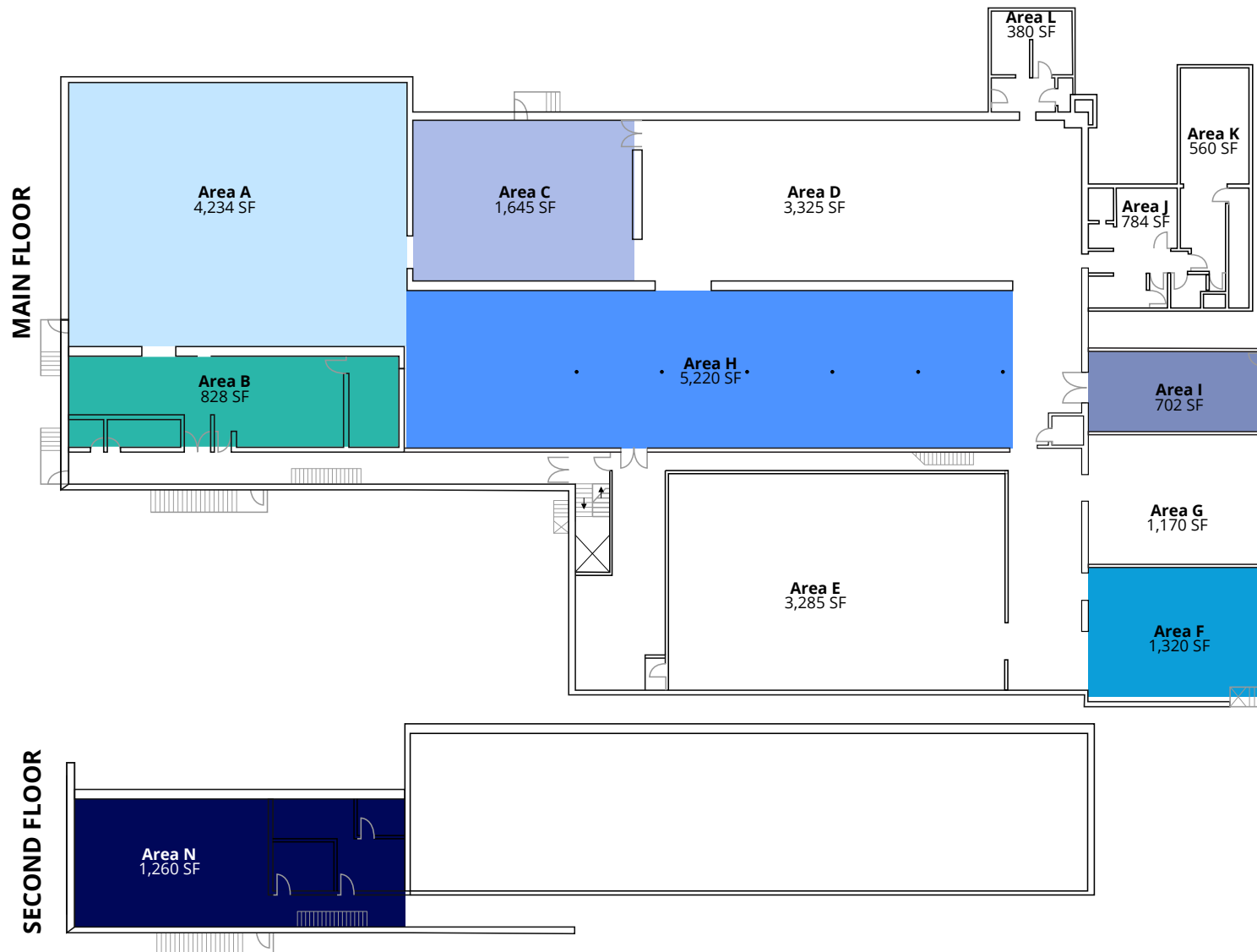
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Opportunity

Located in Moose Jaw, this property has excellent visibility and access to the #1 TransCanada Highway. The redeveloped property offers flexibility of size and uses. There are L3 electric charging stations on site and a huge field of parking.



Available Areas

- Area A** – 4,234 SF warehouse with a 5-ton gantry crane and one 14' overhead door, and 1 dock door.
- Area B** – 828 SF. This unit can be used for an industrial office or shop space. Separate entrance to space with offices, open workspace and washroom. Can be combined with Area N.
- Area C** – 1,645 SF warehouse. A new 12' overhead door is being installed.
- Area F** - 1,320 SF of dock accessed storage area.
- Area H** – 5,220 SF warehouse perfect for storage. Accessed from Area F's common loading area
- Area I** – 720 SF shop with high ceilings and a 14' overhead grade-level door. Can be used for automotive or carpentry uses.
- Area N** – 1,260 SF industrial office. Second floor space with offices, lunch counter and washrooms. Can be combined with Area B.

Photos



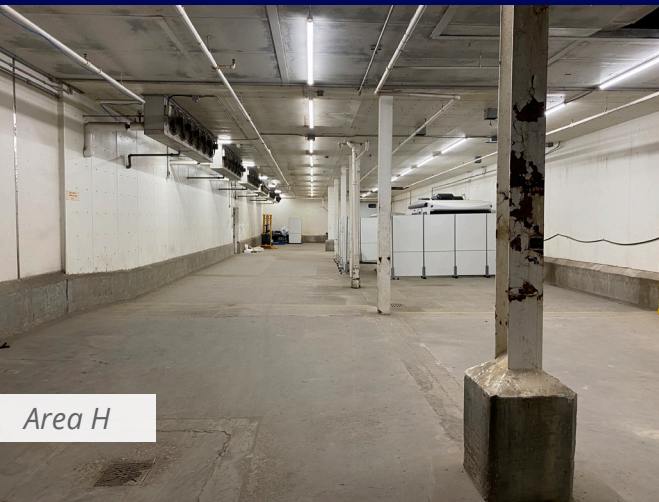
Area A



Area B



Area C



Area H



Area I



Area N



Loading area



Area C

Area A

Property Overview

Civic Address	1605 Caribou Street E, Moose Jaw
Building Areas	Area A – 4,234 SF Area B – 828 SF Area C – 1,645 SF Area F – 1,320 SF Area H – 5,220 SF Area I – 720 SF Area N – 1,260 SF
Lease Rate	Negotiable Gross Rent includes utilities.
Zoning	M4 - Light Industrial

Location



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