For Sublease

5 dock doors

29’ 5” sidewall height

One grade door

Quick Ring Road access

480 Hoffer Drive, Regina, SK

High quality distribution warehouse in Ross Industrial

480 Hoffer Drive offers 29,500 square feet of versatile industrial space featuring high ceilings, five dock level doors and one grade level door, providing efficient loading and logistics capabilities. The interior office layout includes three private offices, a dedicated boardroom, and open work areas suitable for a range of operational needs. Situated in Ross Industrial Park, the property benefits from excellent access to major transportation routes, enabling smooth connectivity for regional and national distribution. This sublease opportunity is ideal for businesses seeking a functional, well located facility with strong infrastructure and flexible workspace.

The sublease concludes March 31, 2030.

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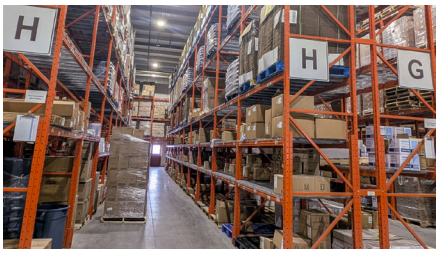
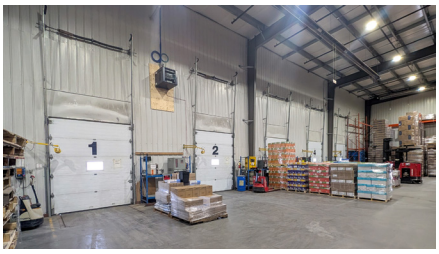
Photos

29,500
square feet available

Details

Available	May 1, 2026
Available Area	29,500 SF
Site Area	±1.3 acres
Zoning	IP
Net Lease Rate	$13.50 PSF
Property Taxes & Insurance	$3.00 PSF

View Online Listing

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