



Hopewell[®]

Matrix Business Park

Bays 9-11

3703 Millar Avenue, Saskatoon, SK



Property Profile

This thoughtfully configured industrial space is designed for exceptional functionality on a highly accessible commercial corridor.

Located in one of Saskatoon's most prestigious business parks and surrounded by a mix of commercial and industrial properties the site provides excellent access from Millar Avenue, Idylwyld Drive, Marquis Drive and major highways.



Office
1,234 SF



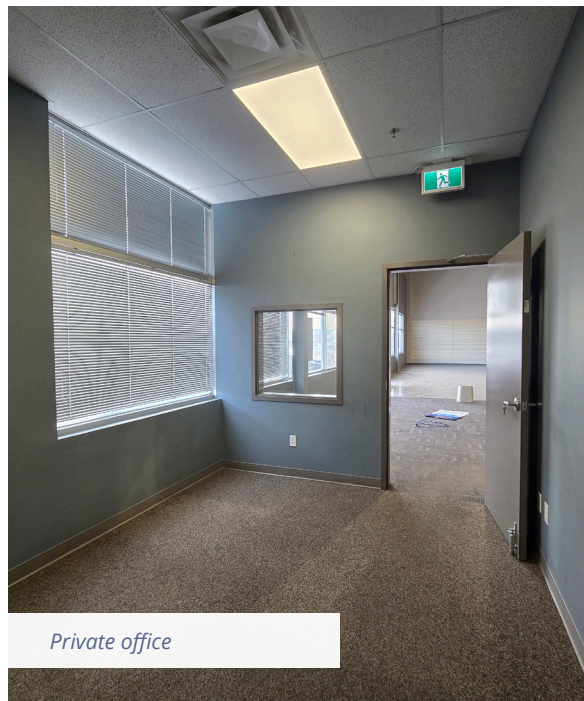
2 dock doors
4 grade doors



Bays 9 - 11
15,893 SF



Reception



Private office



Warehouse



Dock and grade loading

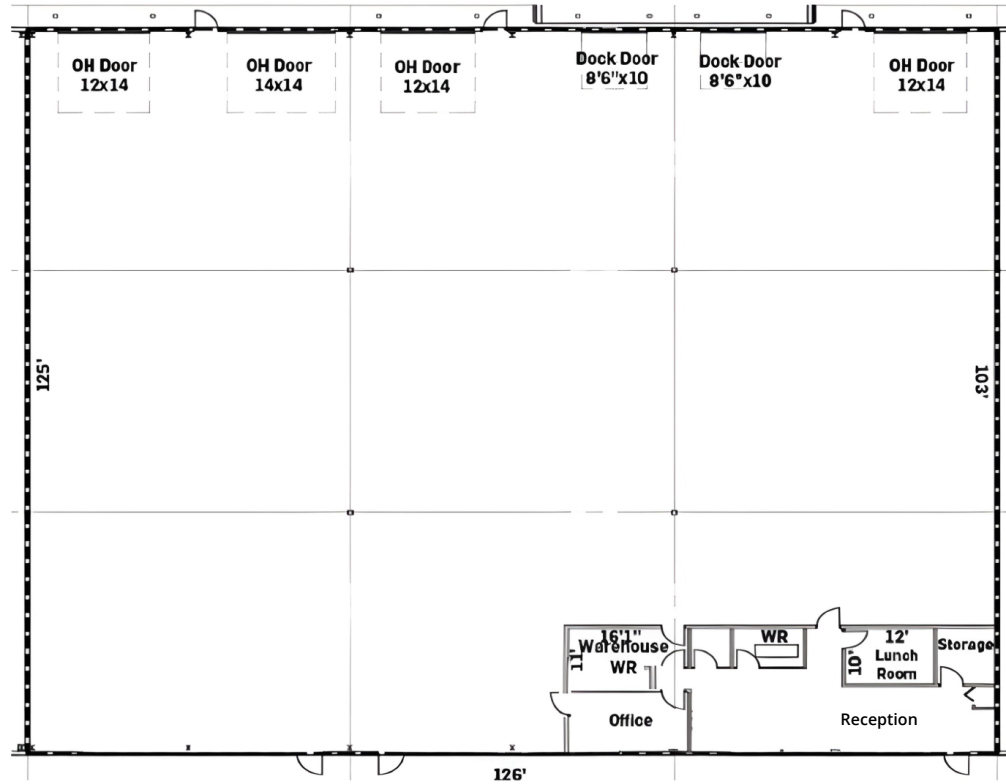


Front entrance

Property Details

Bays 9–11 offer efficient, well-built industrial space, suited for warehousing, manufacturing, and distribution with 1,234 SF of office space.

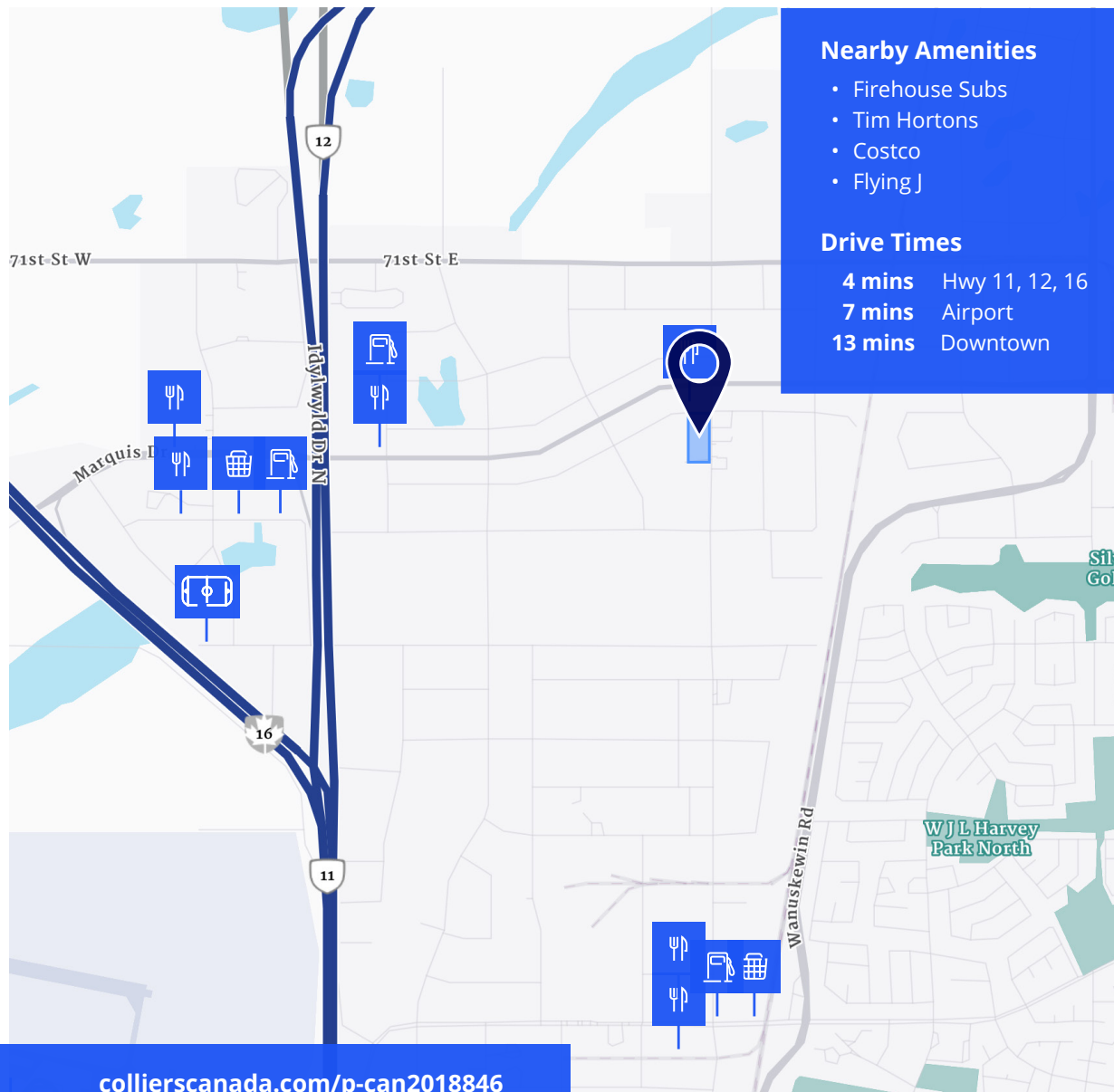
Available	Bay 9	± 5,300 SF
	Bay 10	± 5,300 SF
	Bay 11	± 5,300 SF
	Total	15,893 SF
Building Area	75,436 SF	
Site Area	4.62 AC	
Dock Doors	Two (2) 8'6" x 10'	
Grade Doors	Three (3) 12' x 14' One (1) 14' x 14'	
Ceiling Height	27'2" to roof deck	
Building Depth	125'	
Zoning	IH (Heavy Industrial)	
Parcel	163775649, 163775751, 163775504	
Possession	Immediate	
Occupancy Costs	\$6.06/SF (est.) plus management fee	
Net Lease Rate	\$16.00/SF	



The landlord is willing to demise and will consider any combination of bays based on tenant requirements.

Property Features

- Fully paved site with a combination of standard and heavy-duty asphalt
- All grade-loading areas equipped with heavy duty concrete aprons
- Paved double row parking
- Floor reinforced 6" slab on grade
- Roofing system composed of galvanized metal deck, R20 rigid insulation, and EPDM roofing membrane.
- Gas-fired suspended unit heaters in warehouse
- Lower wall assembly constructed of 2' high upstand masonry wall; upper wall assembly constructed of insulated metal panels.
- HVAC supplied by gas fired roof units
- LED lighting
- Dock door complete with dock leveler
- 3-phase, 125A/208V power
- Two (2) private offices, kitchenette
- Sprinklered
- Four (4) sump pits



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