



509 Gray Avenue, Saskatoon, SK Excl.

Sutherland industrial bay **for lease**

Affordable industrial bay located in Saskatoon's Sutherland industrial area.

This small-bay space sits within a private fenced compound and is ideal for contractors, landscapers, service businesses, or small warehouse users seeking a practical, cost-effective location. Conveniently located near Forest Grove, Erindale, Arbor Creek, University Heights, and nearby east-side neighborhoods, Bay E is a smart option for growing businesses ready to secure their own space.

- Open rectangular floor plan
- Warehouse with stairs to the mezzanine
- 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
- Washroom
- Dock loading door

Asking:

\$15
PSF



Secure
compound



Bay E
± 1,000 SF

Ward Edwards

Senior Sales Associate

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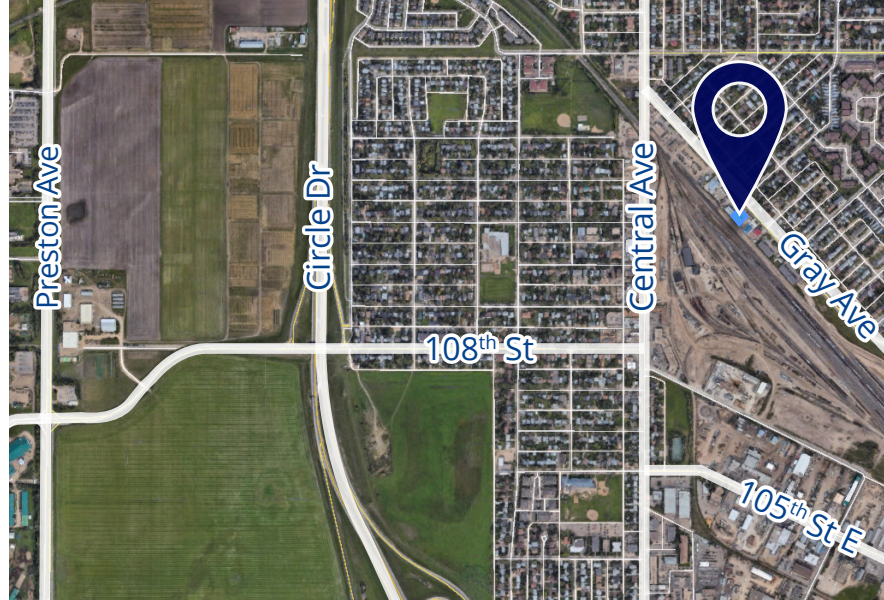
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Property Profile

Well-Located Industrial

Bay E offers a secure, efficient small-bay space with easy access to east-side neighborhoods—ideal for businesses looking to grow or establish a foothold.

Available	Bay E ± 1,000 SF
Building Area	± 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



Floor view



View of mezzanine

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