

For Sale

1605 CARIBOU STREET E, MOOSE JAW

# High Level Tech, Industrial Property

Colliers

1605 CARIBOU STREET E, MOOSE JAW, SK

# Property Overview

Perched at the east entrance to the city, this property overlooks the oncoming traffic from both the east and west on the #1 TransCanada Highway.

This industrial property is built for performance and presents a great opportunity for many users including high-tech, manufacturing and warehousing uses. There is a 2,000 amp main power supply plus additional power with solar roof top panels. For high-tech users, this provides capability to power 5,383 NVIDIA A100 GPU chips. There are four EV 'Level 3' super charging stations on site, easily accessible from the highway, providing the highest charging speed available on the market.

This property offers current and sustainable revenue with approximately 2.5 acres of the 9.97 acres developed for RV parking. There is ample excess land to expand the RV parking, if desired, as well as provide abundant parking and storage areas. The Seller would consider a sale with a leaseback of a portion of the property.

The interior of the three level building offers a nitrogen generator, a 5-ton gantry crane, dock and grade loading doors, LED lighting and a nicely decorated front office.

## Jeff Sackville

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2002 Victoria Avenue, Suite 800

Regina, SK S4P 0R7

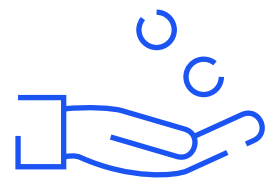
Main: +1 306 789 8300



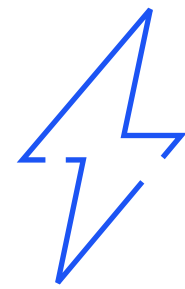
# Floor Plan

41,744 SF

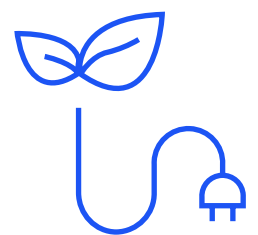
## Features



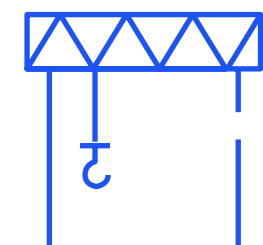
RV parking revenue



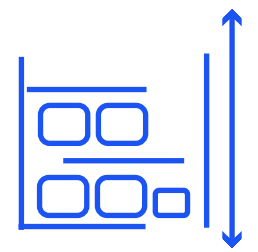
2000 Amp man power



4-Level 3 super-charging EV station



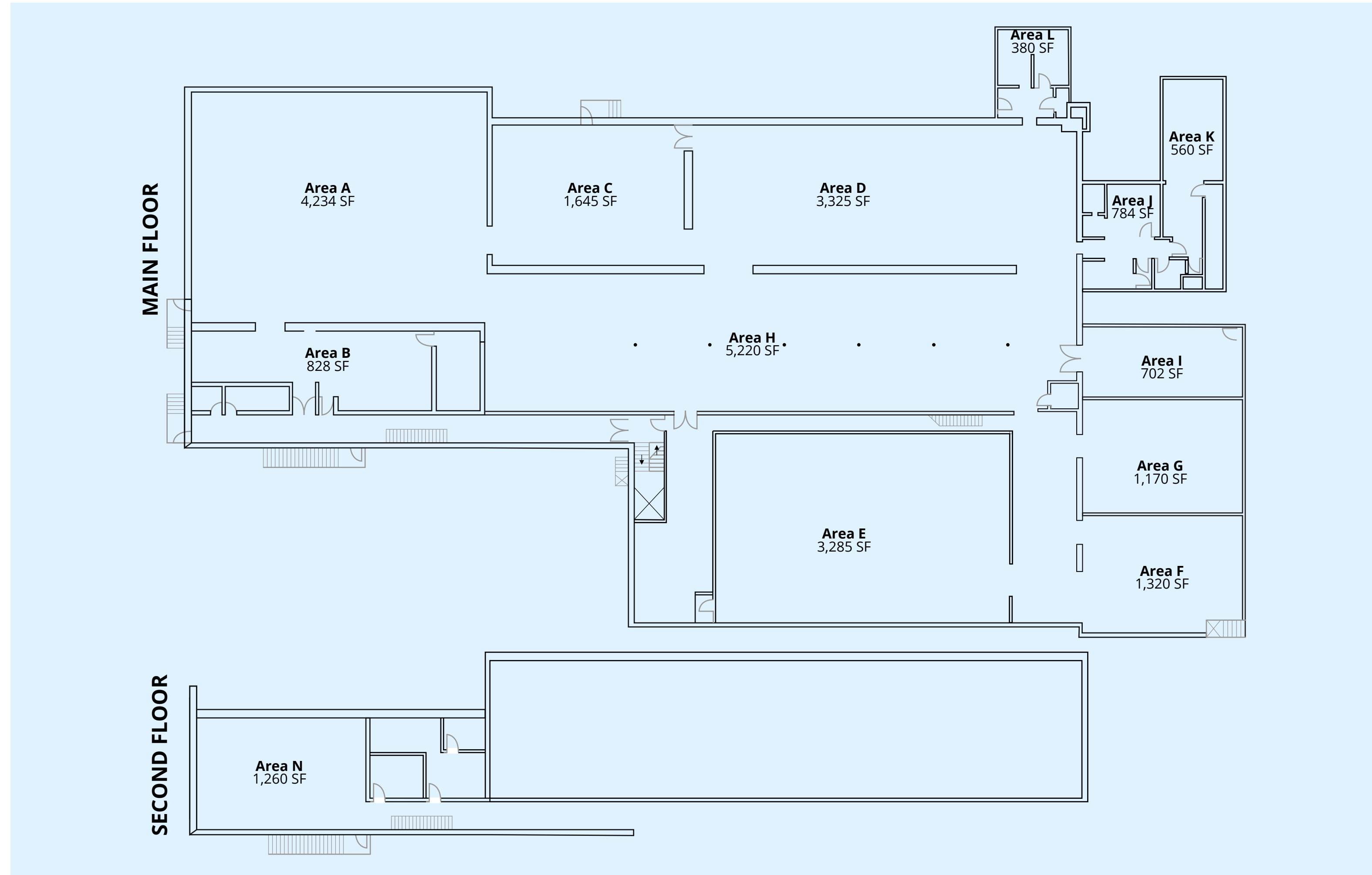
5 ton gantry crane



High ceiling height



Dock and grade loading



# Details

**Available** Immediate

**Building Area** 41,744 SF

**Land Size** 9.97 Acres

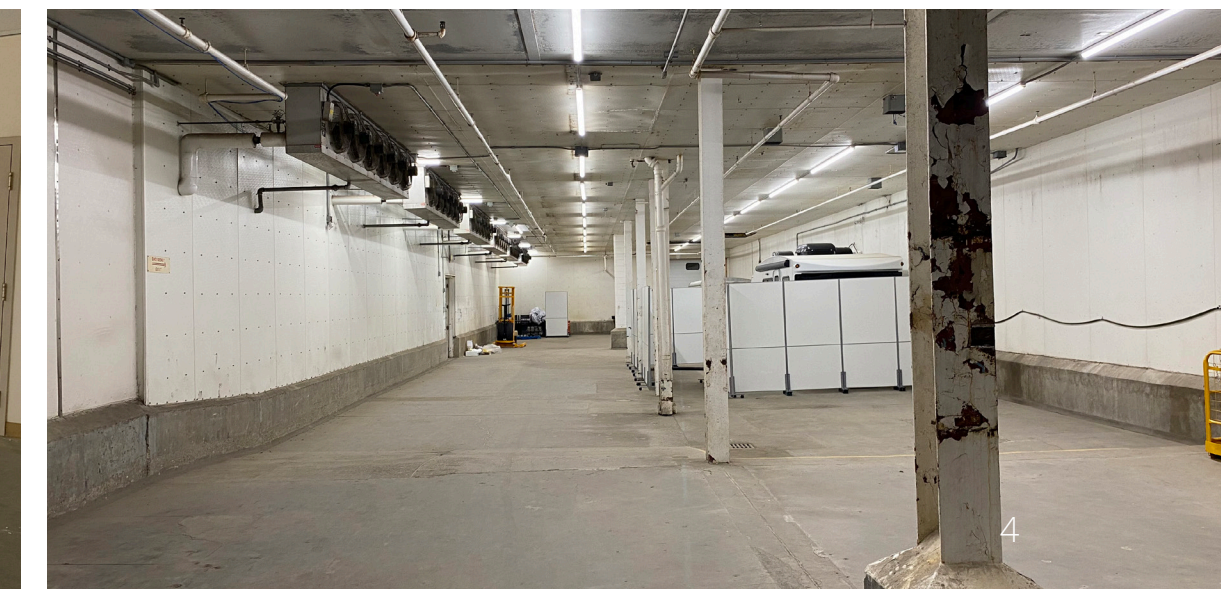
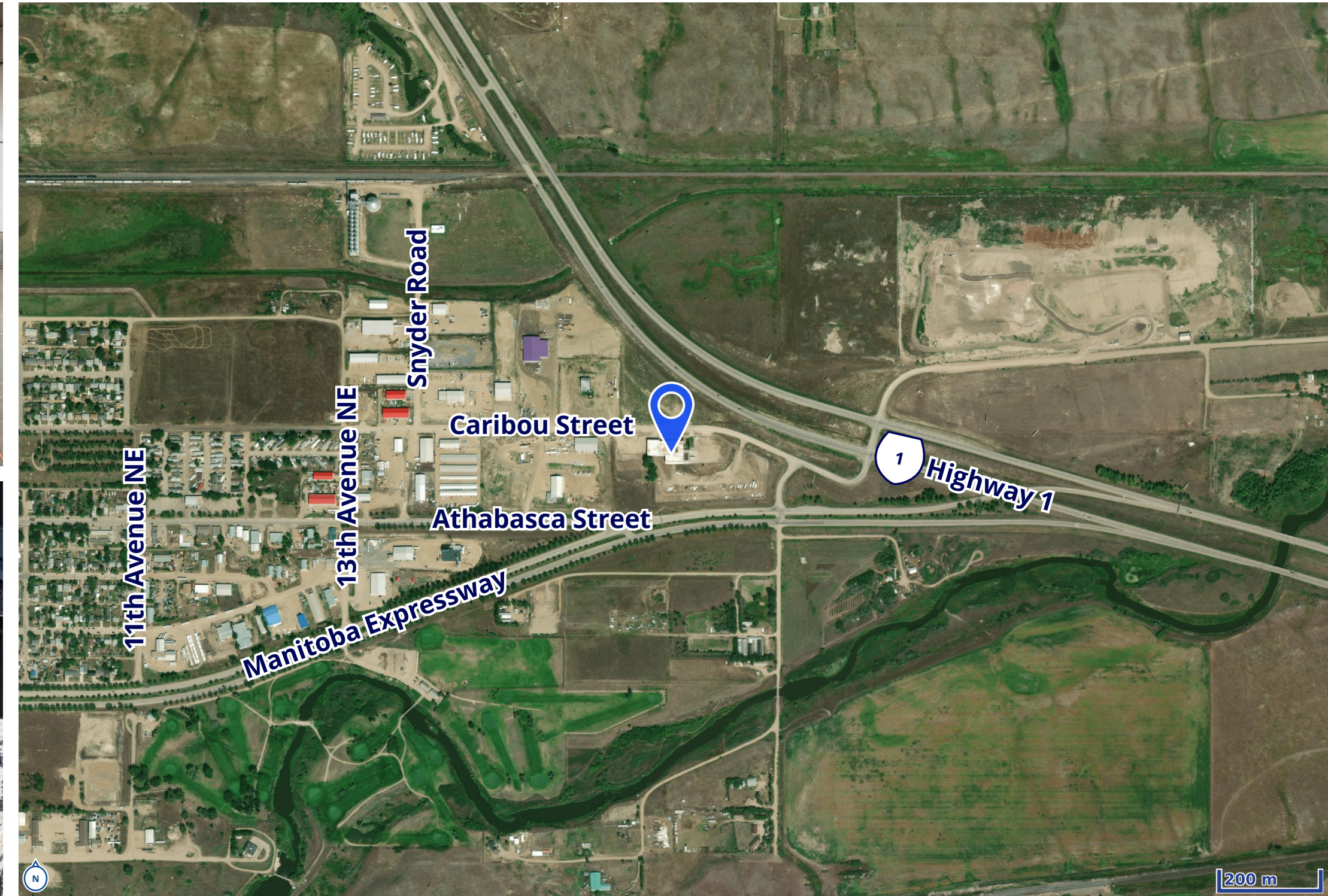
**Zoning** M4 Industrial

**Parcels** Parcel C, Plan 68MJ04058;  
Parcel D, Plan 91MJ00712

**Possession** Negotiable

**Property Taxes** \$22,149.03

**Price** \$4,625,000





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