



Hopewell[®]

3603 Millar Avenue - Bay 5, Saskatoon, SK

Matrix Business Park **For Sublease**

Property Highlight

Matrix Business Park is a fully paved, high-quality industrial development designed to meet the needs of modern businesses. Its strategic location and superior design make it an attractive choice for companies seeking both convenience and visibility.

Asking:

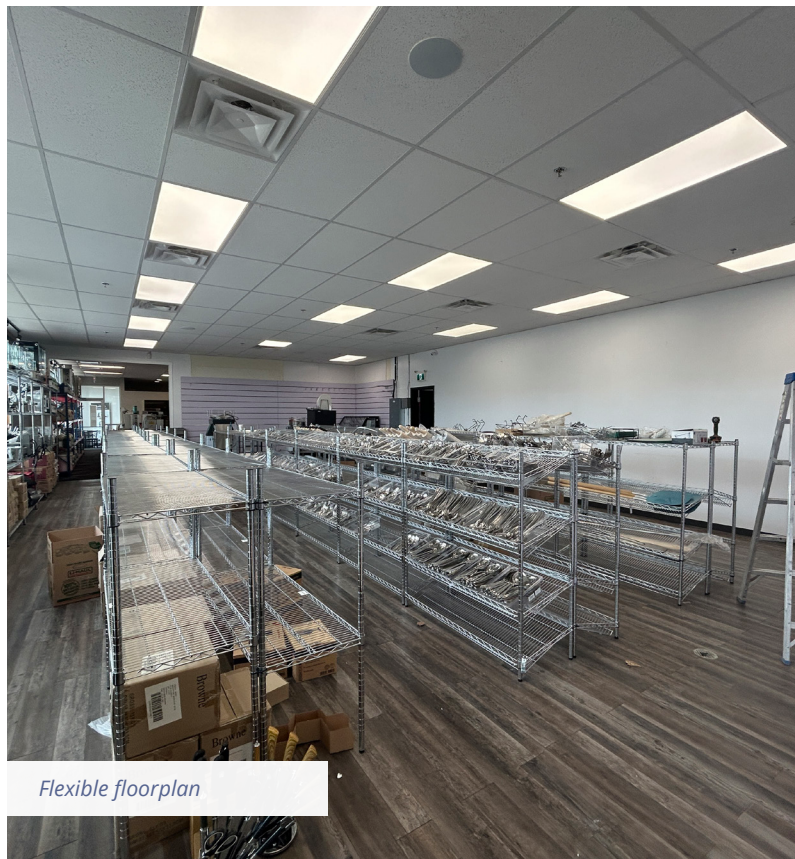
\$10.00
PSF



Bay 5
5,302 SF



1 grade, 1 dock
doors



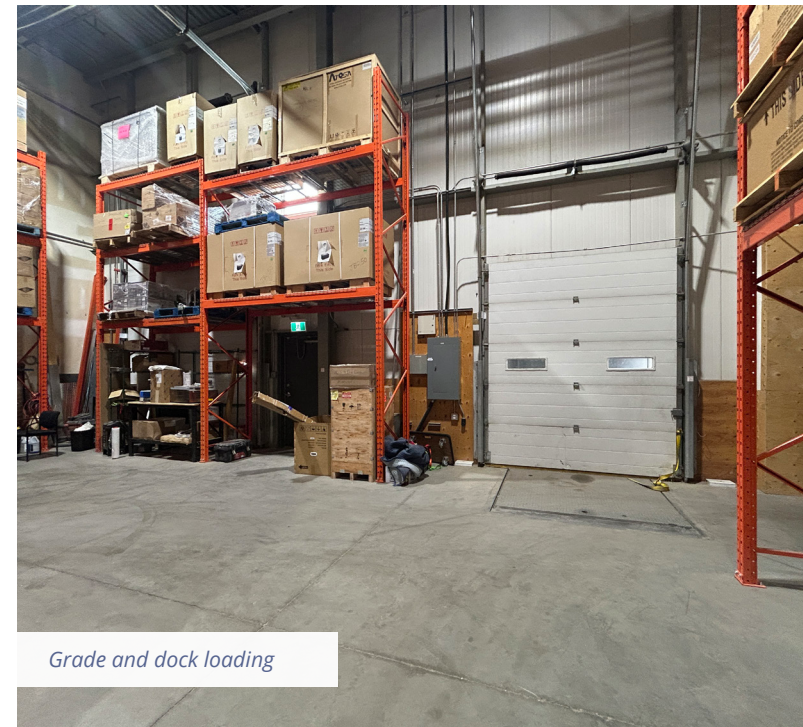
Flexible floorplan



Showroom and warehouse



Bright showroom



Grade and dock loading



Property Highlights

High quality development with exceptional visibility

Matrix Business Park is situated on Millar Avenue, the major north-south corridor of Saskatoon's dynamic Marquis industrial area. The development boasts excellent access to Idylwyld Drive, Marquis Drive, and all major highways connecting Saskatoon to regional and national markets.

- Features: One (1) grade, one (1) dock, with a bright front showroom area
- Opportunity for customized washroom build-out
- 24' clear ceiling height for optimized vertical storage
- Three (3) interceptor pits, ideal for industrial applications
- Paved rear compound offering functionality and efficiency
- 3-phase, 125V/208V power supply to meet diverse operational needs
- Prominent signage availability on the building to enhance your brand visibility

Property Details

Flexible Leasing Options

Bay 5 can be leased independently or together with Bay 4.

Available	Bay 5 5,302 SF
Building Area	107,232 SF
Dock Doors	One (1) 8'6" x 10'
Grade Doors	One (1) 14' x 14'
Ceiling Height	24' Clear
Site Area	6.76 AC
Zoning	IH (Heavy Industrial)
Parcels	163775560, 163775661, 163775784, 203719811
Possession	Immediate
Occupancy Costs	\$6.07/SF (est.) plus management fee
Net Sublease Rate	\$10.00/SF



Base Building

- Slab on grade: main floor slab on grade with live load capacity of 300 lbs/SF
- Building structure: clear interior height for the building is 24' from top of slab to underside of open web steel joists
- Roof: roofing system composed of galvanized metal deck, R20 rigid insulation and EPDM roofing membrane
- Building exterior: lower wall assembly is constructed with a 4' high upstand concrete wall. Upper wall assembly will be constructed using insulated metal panels with an R20 insulation rating
- Fire protection: a fully sprinklered base building system as per NFPA 13 requirements

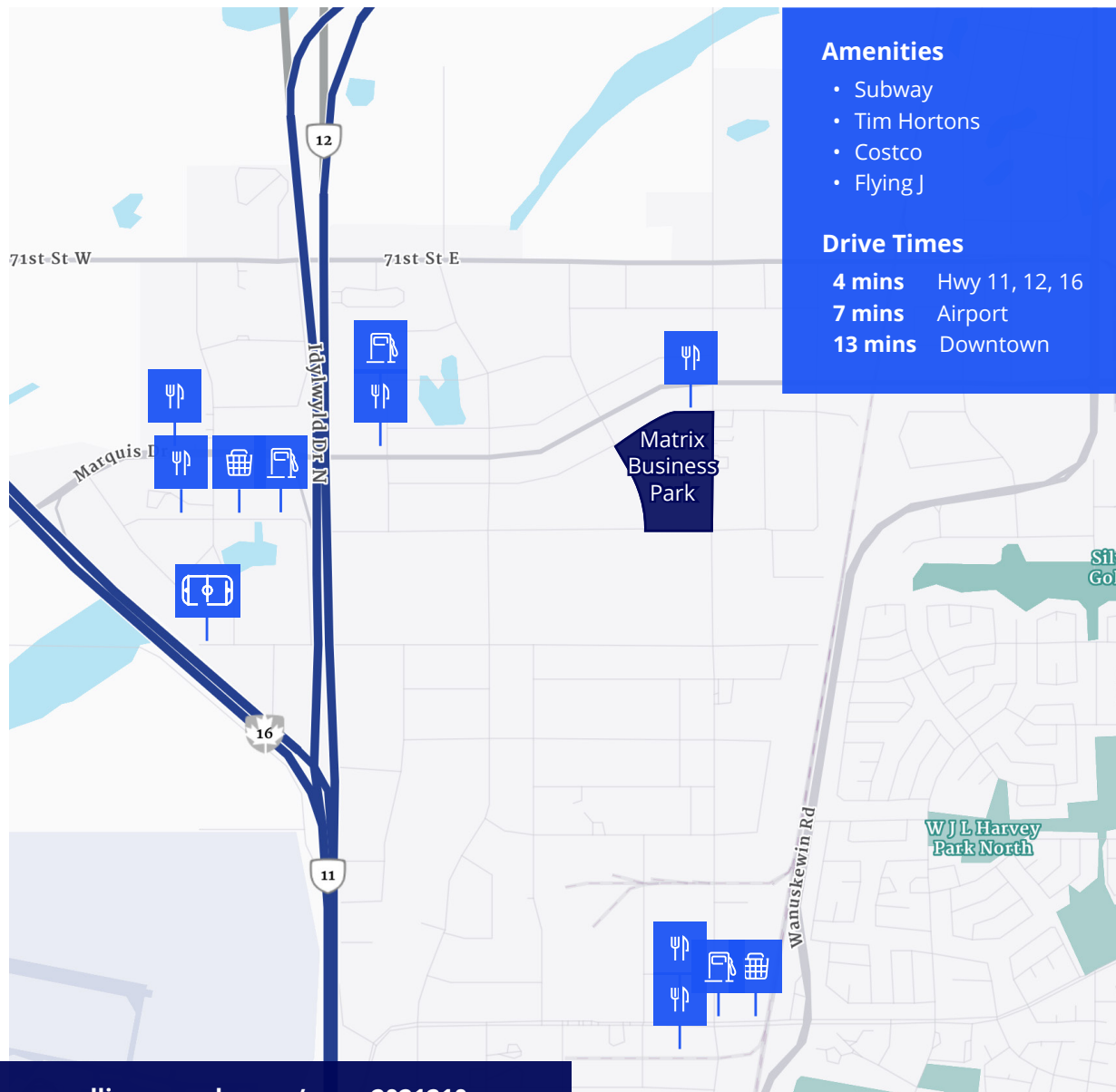
Site Work

- Storm water drainage: the site is constructed with municipal storm water connections

- Site asphalt: the total site is fully paved with a combination of standard and heavy-duty asphalt
- Site concrete: all recessed dock loading areas equipped with heavy duty sloped concrete apron. All sidewalks and curbs broom finished.

Electrical & Mechanical

- Electrical service: independently metered 3-phase, 125 amp, 120V/208V service
- Grade level doors: drive-in doors (14' x 14')
- Dock doors: (8'6" x 10') complete with dock levelers
- HVAC – Warehouse: heating supplied by has fired suspended unit heaters with individually metered natural gas service
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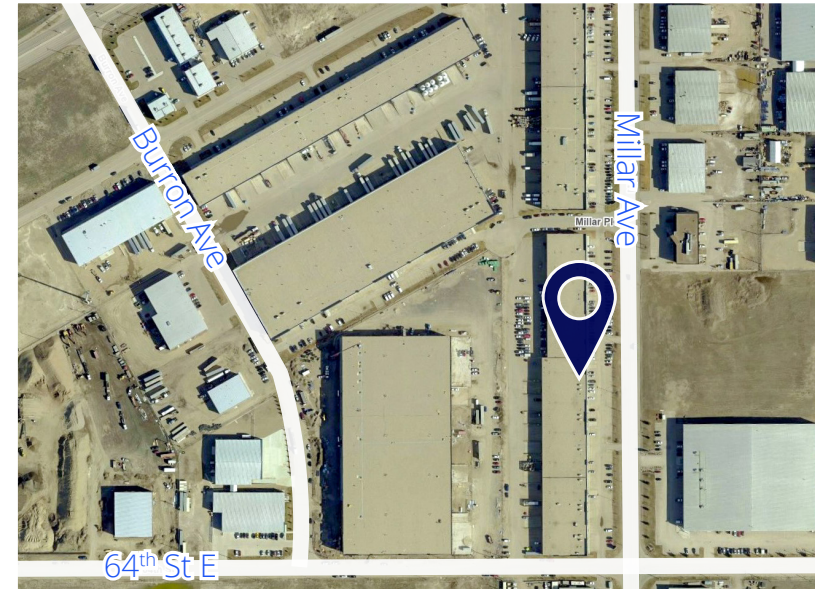


Amenities

- Subway
- Tim Hortons
- Costco
- Flying J

Drive Times

- 4 mins Hwy 11, 12, 16
- 7 mins Airport
- 13 mins Downtown



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