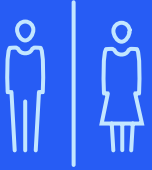


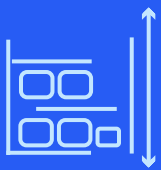


For Lease

# \$14.00PSF



Two piece bathroom



14' clear height  
17' clear in storage area



6 grade doors



Floor drains

343 7th Avenue Regina, SK

## Multiple Light Industrial Bays for lease

6,042 SF of shop space suitable for a heavy duty mechanic. The shop is 100' long x 57' Wide and a 19' x 18' storage area that could be converted into office space.

*It includes:*

- Two 14'H x 18'W grade doors
- Two 14'H x 14'W grade doors
- 14' Clear Span
- 17' Clear Span in storage area
- Vehicle exhaust system
- Floor drain

- Lots of yard
- Can park a Super B inside the building
- Adjacent room to be converted in office
- Shared washroom and lunch area

1,600 SF of shop space.

*It includes:*

- Two 12'H x 12'W grade doors
- 14' clear Span
- Shared washroom and lunch area

Total of 44,000 SF of compound available on site.

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Accelerating success.

7,642  
square feet

## Details

Available	Immediately
Building Area	7,642 SF
Compound	44,000 SF
Zoning	IL
Net Lease Rate	\$14.00 PSF
Occupancy Costs	\$4.50 PSF <i>does not include utilities</i>

## Photos



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