

Rendering



Premier Industrial Flex for lease

3503 Faithfull Avenue, Saskatoon, SK, MLS®



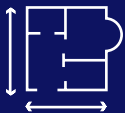
Property Profile

Premium new construction on a prominent high-exposure corner lot with dual access points.

Modern industrial facility with showroom appeal and scalable occupancy options providing a unique opportunity to add dock loading and exclusive compound.

Asking:

\$22.50
PSF



7,776 SF



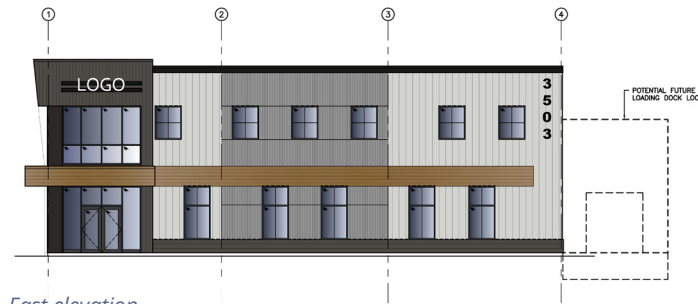
1 grade door



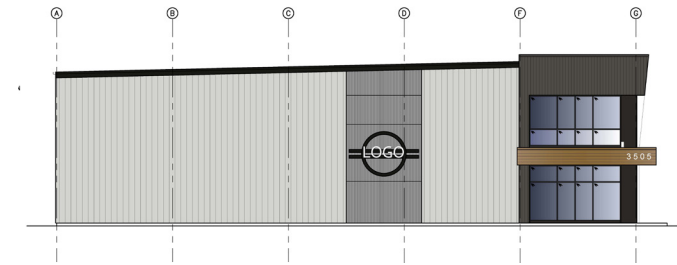
Dock addition negotiable



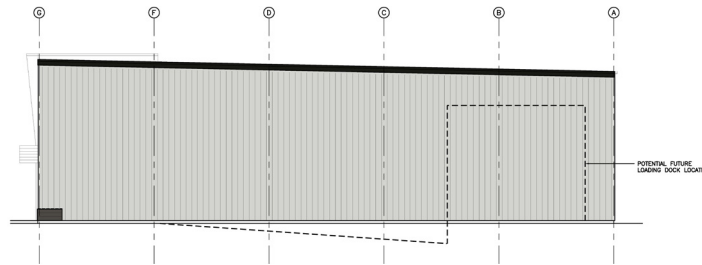
Exclusive compound negotiable



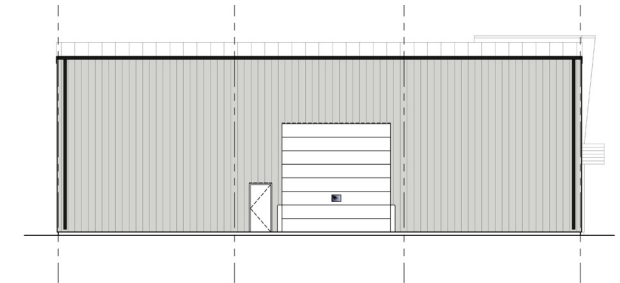
East elevation



South elevation



North elevation



West elevation



Rendering

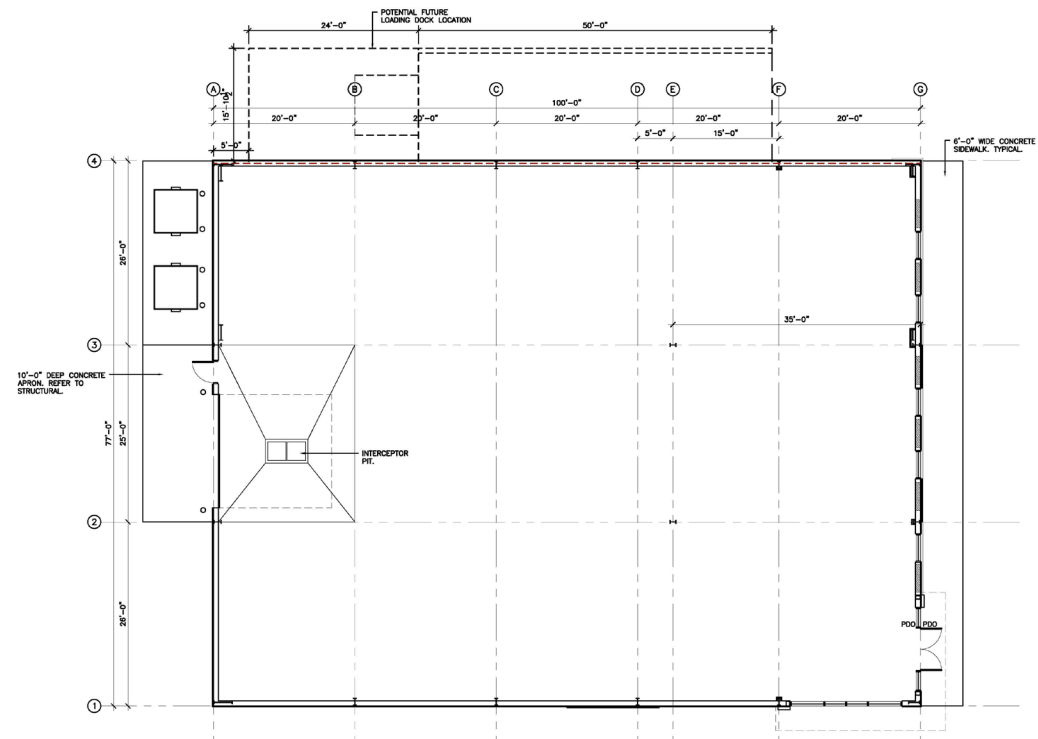
Property Details

High-exposure showroom potential

Prominently located at 60th Street East and Faithfull Avenue, offering exceptional visibility and exposure to high daily traffic.

Building Area	7,776 SF
Site Area	0.71 AC
Dock Addition	24' x 16' structure One (1) 9' x 9' door
Grade Doors	One (1) 16' x 16'
Ceiling Height	25'
Dimensions	77' x 100'
Zoning	IH (Heavy Industrial)
Parcel	203145768
Possession	December 2026
Occupancy Costs	\$5.00/SF
Net Lease Rate	\$22.50/SF

Floor Plan



Site & Building Features

- Anodized aluminum storefront glazing
- 2' masonry band at grade to front of building
- Asphalt paving with no less than thirteen (13) parking stalls
- 5" reinforced concrete slab
- Interior drywall taped and ready for paint
- 16' x 16' overhead door with 10' concrete apron and bollards

- North grade beam can accommodate 50' dock ramp and dock addition
- 25' to purlins, 23'6" to lowest point of building frame

Mechanical & Electrical

- 600A 120/208V c/w branch with circuit breakers
- Six (6) exterior LED wallpacks
- 9 - 30,000 Lumen LED high bays to warehouse/shop area
- Interceptor pit at overhead door
- One (1) unit heater and thermostat



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