



Colliers

3030 Cleveland Avenue, Saskatoon, SK MLS®

Dock loading warehouse & yard for lease

Dock height warehouse solution on 4 AC in the Hudson Bay Industrial area.

This property features an effective turning radius ideal for logistics users, ensuring smooth operations and efficient maneuverability. The oversized yard provides ample room for well over fifty (50) trailers plus sixteen (16) docks plus additional storage area accommodating both high volumes and trailer parking. The secure compound area enhances safety and peace of mind for all operations conducted on-site. Additionally, the location offers easy access to major road networks facilitating quick transportation routes.

Asking:

\$10.75
PSF



4 AC
yard



16 dock
doors

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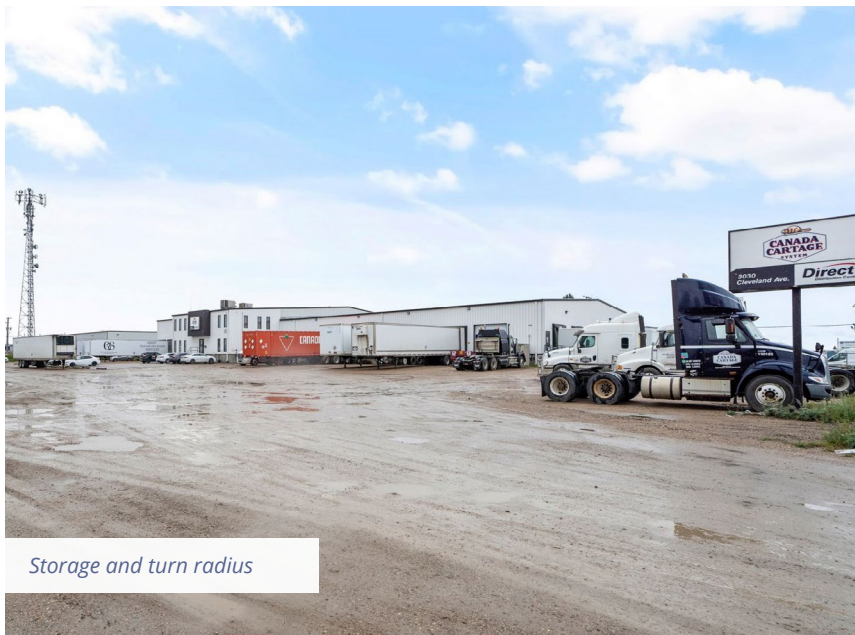
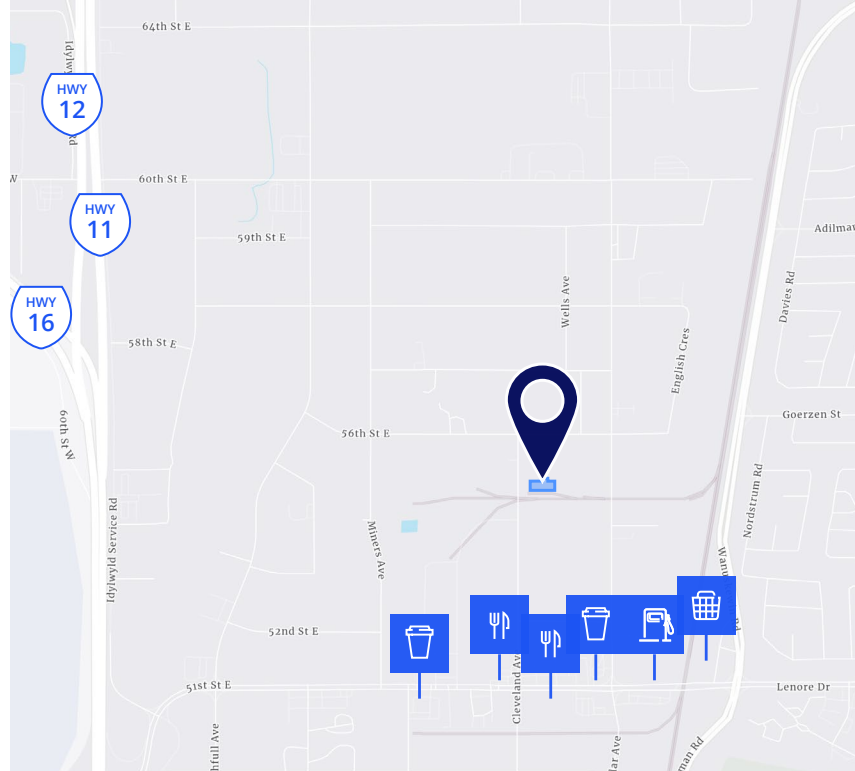
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Property Profile

Dock Loading Warehouse

This site offers a rare combination of sixteen (16) dock doors and 2.75 AC of exclusive compound that can easily accommodate over fifty (50) trailer parks.

Building Area	29,085 SF
Site Area	4.02 SF
Zoning	IH (Heavy Industrial)
Parcels	118986261, 131933606
Possession	Immediate
Occupancy Costs	\$5.00/SF (est.)
Net Lease Rate	\$10.75/SF



Storage and turn radius

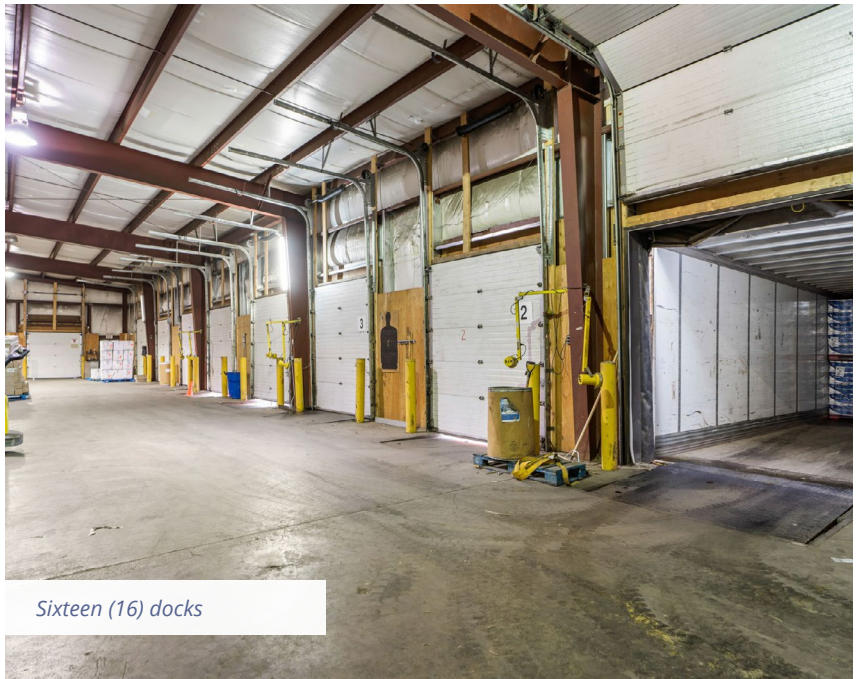
Property features

- ± 26,000 SF warehouse
- ± 3,085 SF office over two (2) floors
- Sixteen (16) 9' x 9' dock height doors all with bumpers, seals and levelers
- One (1) 9' x 9' grade level door
- Three (3) 12' x 10' overhead doors on rail spur
- West portion 17' to roof deck at eaves, 20'9" to roof deck at center

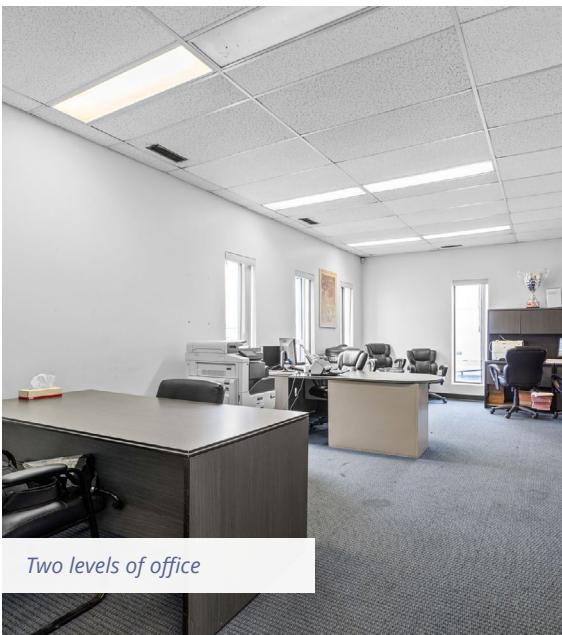
- East portion 23' to roof deck at eaves, 26'9" to roof deck at center
- Oversized pylon sign
- 2.75 AC of exclusive use, secure, compacted gravel compound
- Existing rail spur is inactive; refurbishment and railway approvals required for use



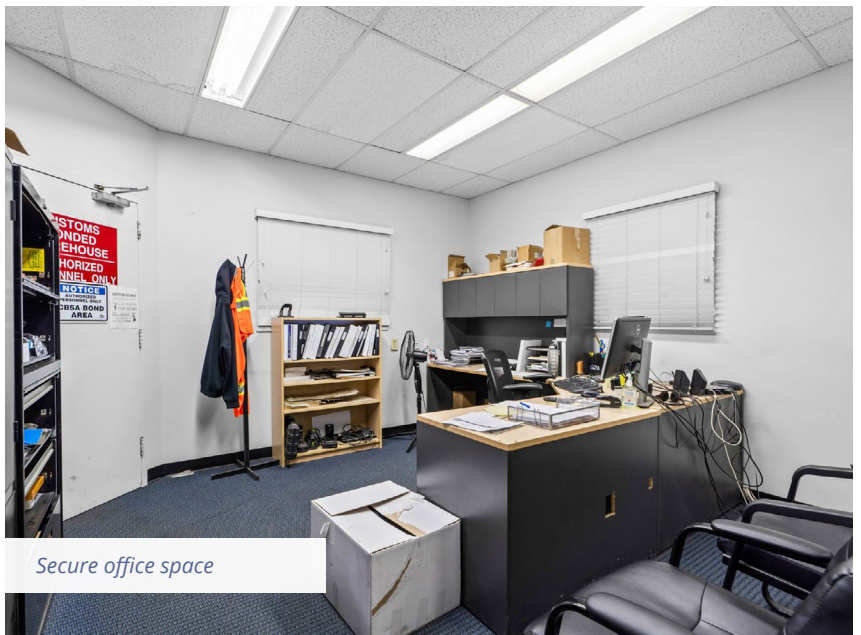
26,000 SF of warehouse



Sixteen (16) docks



Two levels of office



Secure office space



Grade access



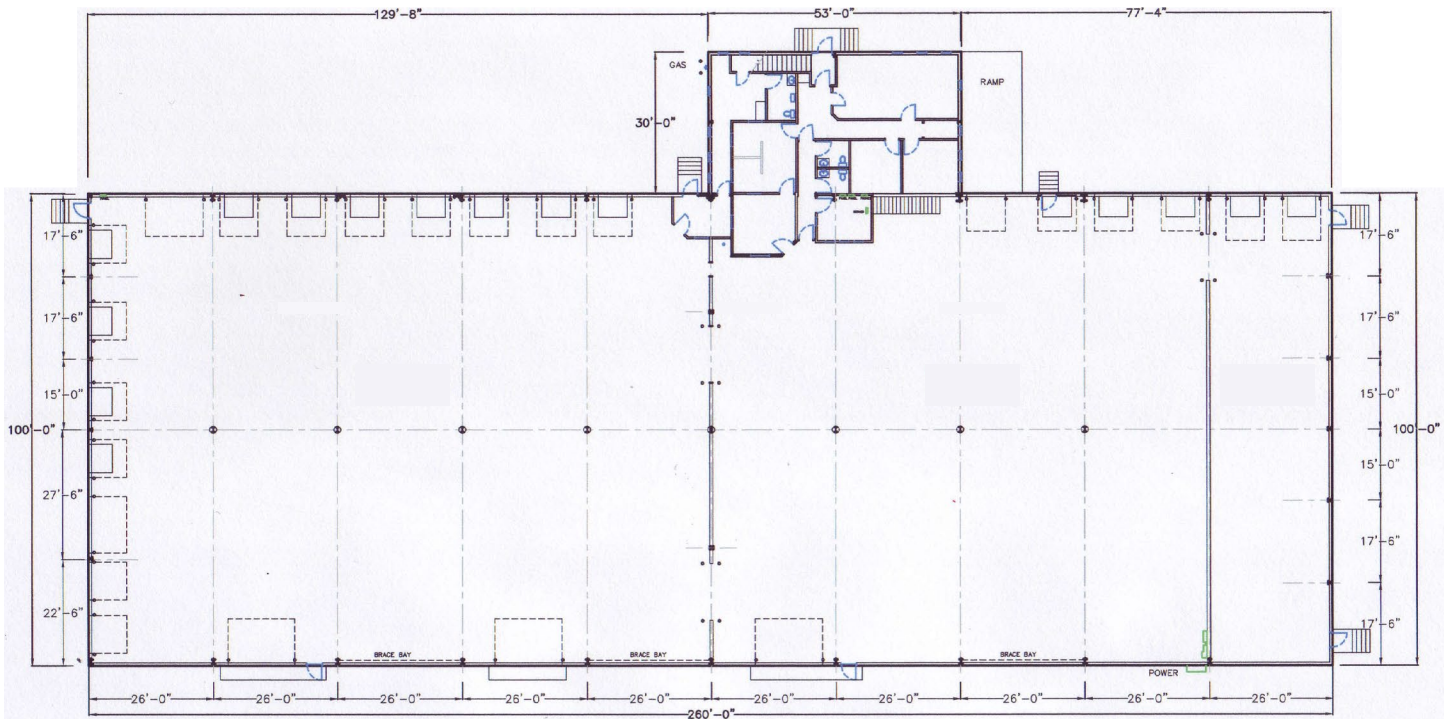
Dock access from Cleveland

Floor Plan



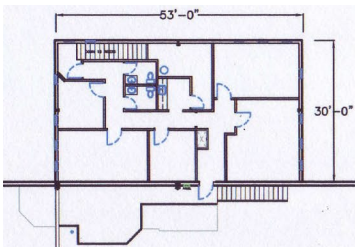
29,085

square feet
available



Main Floor

For construction plans. Measurements approximate.



Mezzanine

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