



**AVISON
YOUNG**

Partnership. Performance.

Unit C **455** Maxwell Crescent

Industrial



for LEASE

Excellent industrial space now available in Ross Industrial Park. Location is ideal for easy access to the Ring Road. The building sits on 2.43 acres and includes ample parking for staff and visitors. Built in 1981. 24' ceilings. Street front visibility. Lighting upgraded to energy efficient LED throughout. Compound available upon negotiation. Landlord will perform necessary improvements for qualified tenant. Space is vacant and available immediately. Proportionately shared utilities. Showings to be arranged through listing agent.

For more information:



Platinum
member



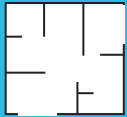
Jeff Sackville
306.559.9008

jeff.sackville@avisonyoung.com

Unit C

455

Maxwell Crescent



1,544 sf



Zoning: IA - Light Industrial



Added as required



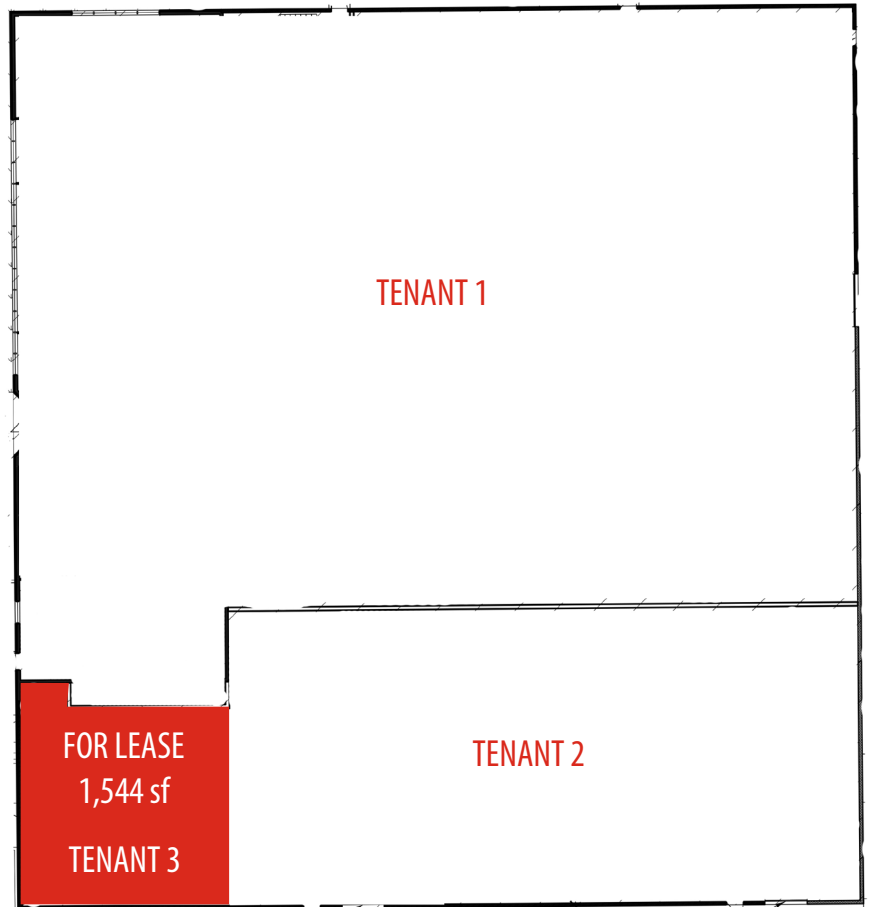
Immediate



Market Rates

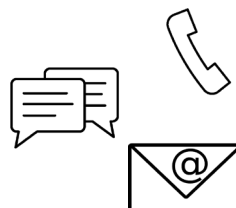
- Can be combined with 36,900 sf compound as part of negotiations.
- \$3.39 psf for 2018 (est.) - Op Costs & Taxes
- 19' clear ceiling height.
- Can be built out as required.

The information contained herein was obtained from sources deemed reliable and, while thought to be correct, no guarantees, representations or warranties are expressed or implied by Avison Young Commercial Real Estate (Sask) Inc.



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