



850 56th Street East, Saskatoon, SK Excl.

Hudson Bay Industrial warehouse for sublease

This well-maintained industrial building is located in Hudson Bay Industrial and offers a practical mix of warehouse, office and yard space.

The building features a generous office build-out with two (2) separate entrances, a reception area, private offices, storage and a staff lunchroom. The expansive warehouse is complemented by four (4) overhead doors, with the potential to add more. A large fenced yard and ample parking further enhance the property, making it an ideal fit for manufacturing, production, storage, warehouse and industrial users seeking ready-to-occupy space.

Asking:

\$11.50
PSF



4 grade doors



Fenced compound

Jason Wionzek

Senior Vice President | Sales Associate

+1 306 227 2408

jason.wionzek@colliers.com

Property Profile

Hudson Bay Industrial Warehouse

Built in 1981 and renovated in 1994, the property is ideal for businesses requiring both functional industrial space and a secure outdoor compound.

Building Area 25,592 SF

Site Area 1.99 AC

Zoning IH (Heavy Industrial)

Parcel 118982379

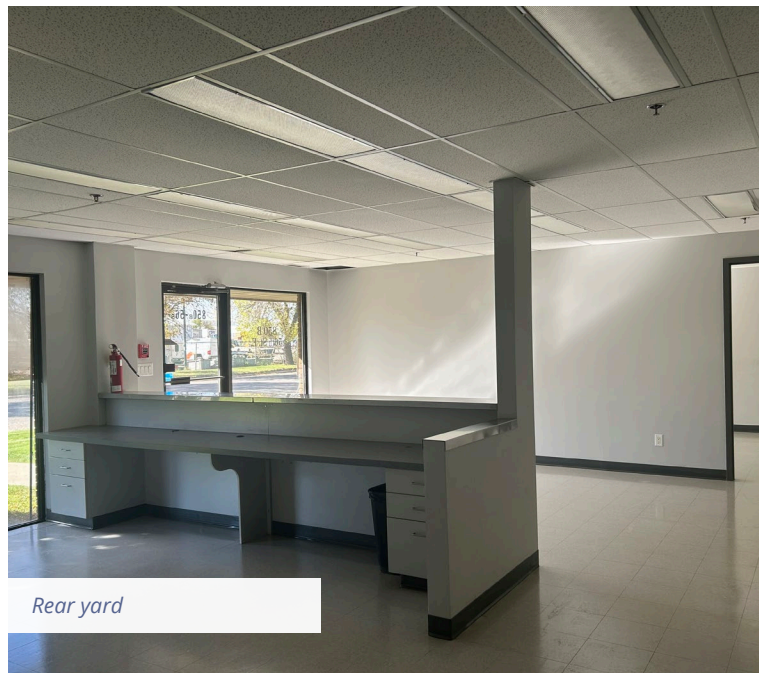
Possession Negotiable

Occupancy Costs \$4.75/SF (est.)

Net Sublease Rate \$11.50/SF



Main entrance



Rear yard

Property features

- 25,592 SF warehouse
- Four (4) grade level doors with potential to add more
- 3,884 SF office
- Five (5) private offices with reception and storage areas
- ± 400 SF mezzanine

- Lunchroom/kitchen
- Large fenced compound with yard space
- On-site parking
- Minutes from major roadways and commercial corridors



Warehouse space



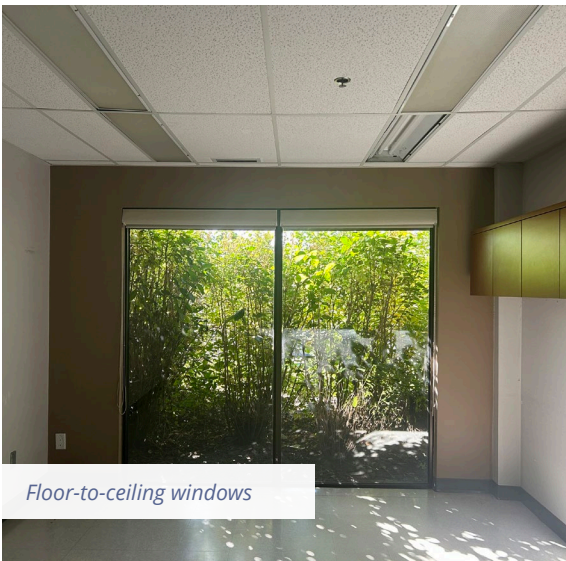
Warehouse space



Private office



Rear yard

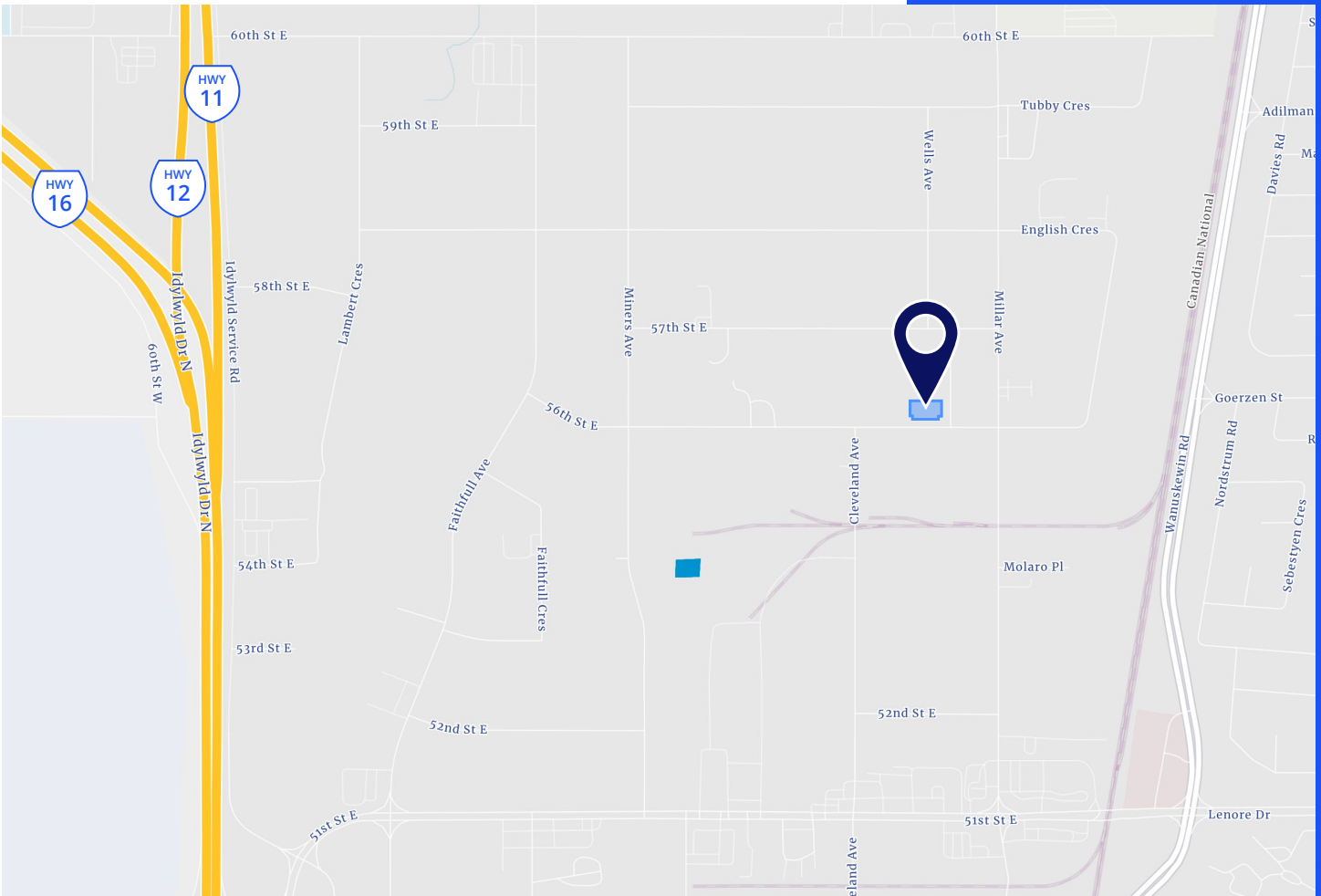


Floor-to-ceiling windows



Lunchroom/kitchen

Easy access to local amenities



Jason Wionzek
Senior Vice President | Sales Associate
+1 306 227 2408
jason.wionzek@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers McClocklin Real Estate Corp.

collierscanada.com/p-can2018087