

Industrial Condo with Office

For Lease > Industrial
105 Marquis Court, Unit 225
Saskatoon, SK MLS®

LOTHAR JOSEPHS CCIM
+1 306 222 8744
lothar.josephs@colliers.com

ANDREW WELHAM
+1 306 281 3534
andrew.welham@colliers.com



COLLIERS INTERNATIONAL
+1 306 664 4433
728 Spadina Crescent East
Saskatoon, SK S7K 3H2
www.collierscanada.com/p-CAN2002971

Accelerating Success.

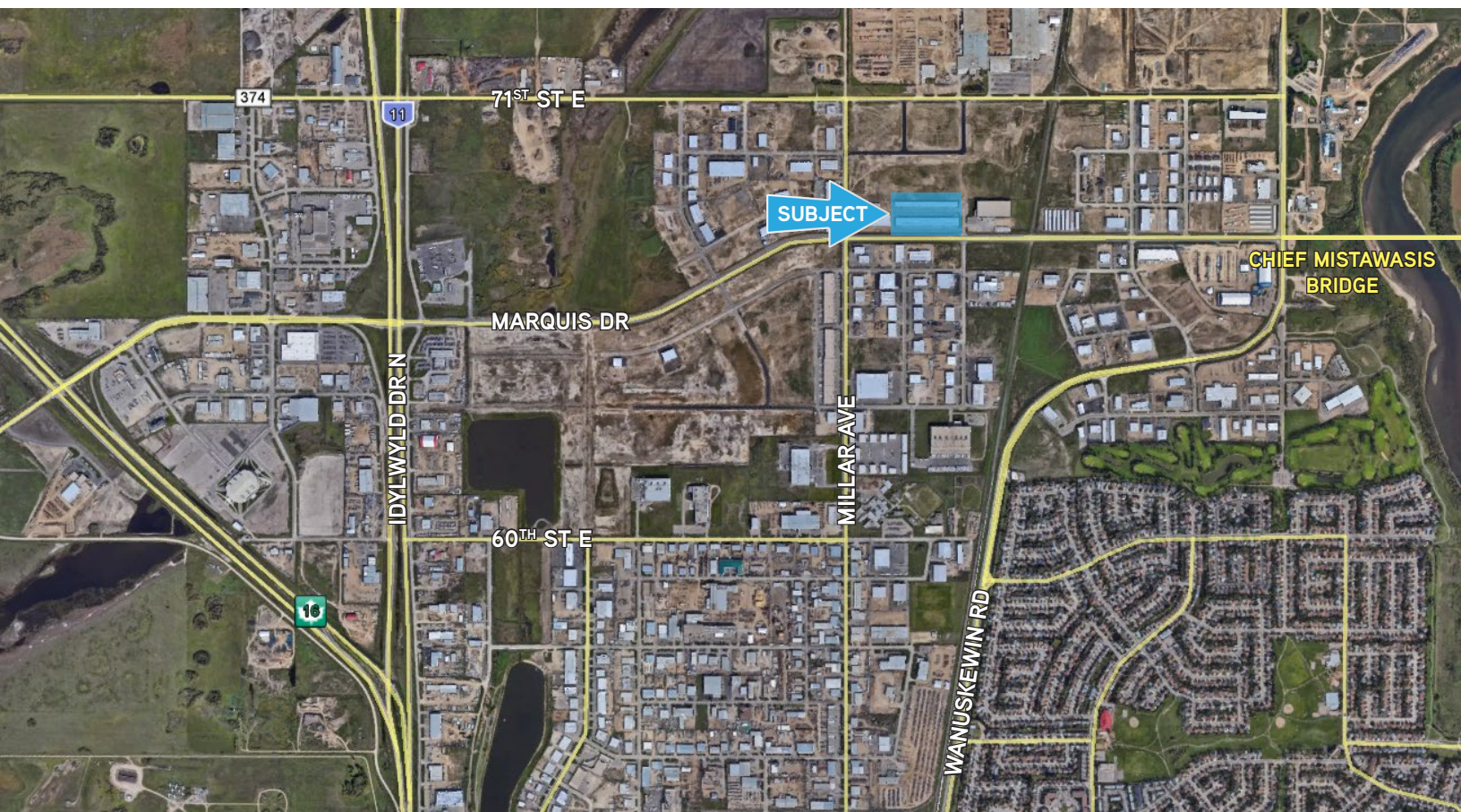


Marquis Common

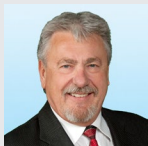
Located at Marquis Common on Marquis Drive, a major industrial corridor with connection to the North Commuter Parkway, this property offers both utility and access. This fully developed industrial condominium with warehouse space and two (2) offices is the perfect opportunity for a small business.

- > 30' x 50' clear span bay
- > Two (2) offices, one (1) washroom
- > One (1) 12' x 14' grade door
 - > Interceptor pit
- > 20' eaves at front, 18.9' height at rear
- > 3-phase power, 120/208V, 100 amp
- > Electrified sign canister

Available	1,500 SF
Building	37,500 SF (Rear Building)
Site	7.33 AC
Zoning	IL1 (Light Industrial)
Parcel	202836933, Unit 32
Possession	Negotiable
Occupancy Costs	\$5.47/SF (est.)
Net Lease Rate	\$10.00/SF



Contacts:



LOTHAR JOSEPHS CCIM
Vice President | Salesperson
+1 306 222 8744
+1 306 664 1203
lothar.josephs@colliers.com



ANDREW WELHAM
Salesperson
+1 306 281 3534
+1 306 664 1243
andrew.welham@colliers.com



COLLIERS INTERNATIONAL
+1 306 664 4433
728 Spadina Crescent East
Saskatoon, SK S7K 3H2
www.collierscanada.com/p-CAN2002971

This document has been prepared by Colliers International for advertising and general information only. Colliers International 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 International 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 International and/or its licensor(s). © 2020. All rights reserved. Colliers McClocklin Real Estate Corp.