



For Lease

1202 St John Street, Regina, SK

Warehouse District opportunity **for lease**

Accelerating success.

For Lease:

\$12.00^{PSF}



Multiple dock
level loading
doors



Upgraded heating
and cooling
throughout unit 2

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Colliers

1202 St John Street, Regina

This 9,718 SF dock level warehouse is demised into two units.

NOW AVAILABLE: unit one is 4,346 square feet dock level warehouse with office.

CURRENTLY LEASED: unit two is 5,372 square feet, leased by Play Creative Media Inc. Space is nicely appointed warehouse style office/warehouse.

Site features a healthy sized compound that is fenced and gated. Including upgraded heating, cooling and electrical. Overall the building has been well maintained over the years.

Zoning	IL
Net Lease Rate	\$12.00 PSF
Available Area	4,346 SF
Occupancy Costs	\$2.85 PSF (includes property tax, building insurance & management fee)
Site Area	18,747 SF
Building Area	9,718 SF
Property Taxes	\$14,958 (estimate 2024)



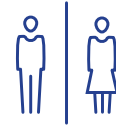
Multiple dock
level loading
doors



Upgraded heating
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400 Amp 3 Phase
power



Multiple
washrooms

