

**PRICE REDUCTION**

**Colliers**

500 10th Avenue E, Regina, SK

# Property in Tuxedo Industrial Park **for sale and lease**

Well located property in Tuxedo Industrial Park. Close to Ring Road and Highway access; neighbourhood consists of warehousing, light industrial users with some heavy industrial business. This property has a freestanding building comprised of 39,838 SF plus an outdoor cold storage structure of approximately 2,700 SF. Approximately half an acre of usable yard area along side of building and rear yard area.

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# Property Overview

Zoning	IL	
	3,000 SF	Showroom/office
Building Area (approximate)	36,838 SF	Shop/warehouse
	39,838 SF	Total
Cold Storage Building	2,700 SF	
Site Area	2.03 acres	
Asking Price	\$4,325,000	
Property Taxes	\$101,298 ( 2024)	
Occupancy Costs	\$2.80 PSF (taxes + insurance)	
Net Lease Rate	\$10.00 PSF	
Possession Date	90 days	
Legal Description	Lot A Block 96 Plan 60R04246	

## Features



One below grade dock four grade level 12' doors plus one 18' grade door.



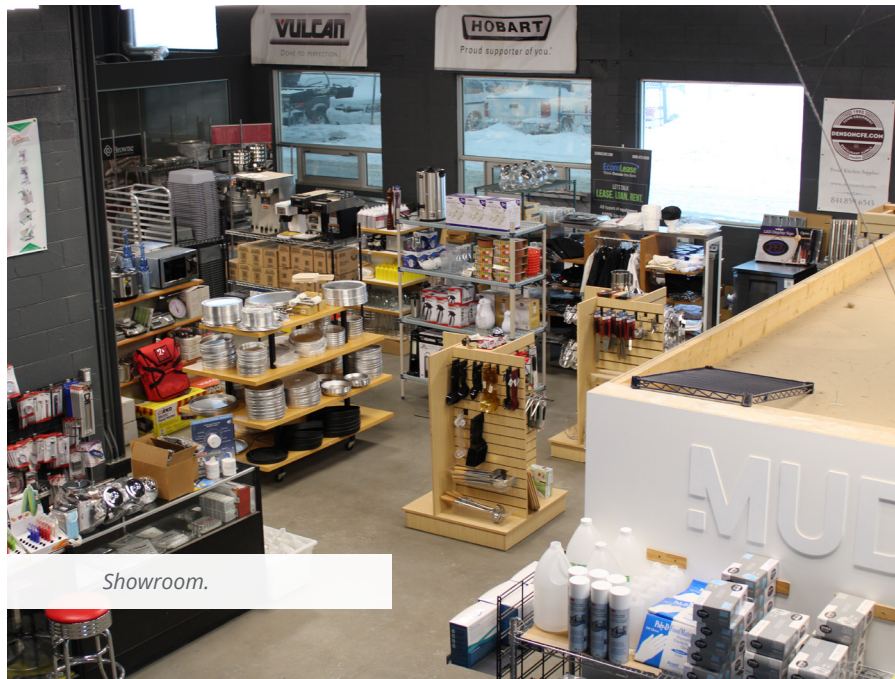
Ceiling height varies from 18' up to 22' in shop area



Three ton travelling crane up to 200'



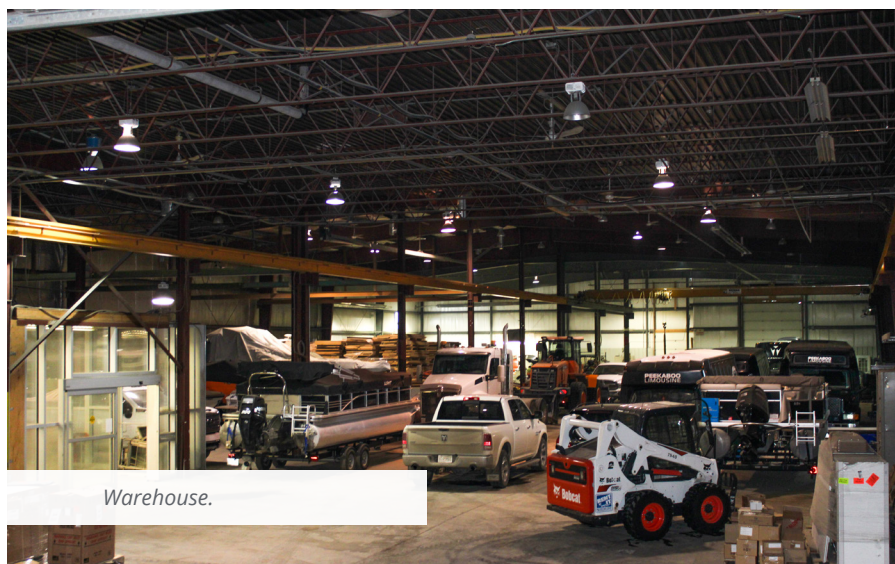
Power  
2,000 Amp main power



Showroom.



Shop.



Warehouse.