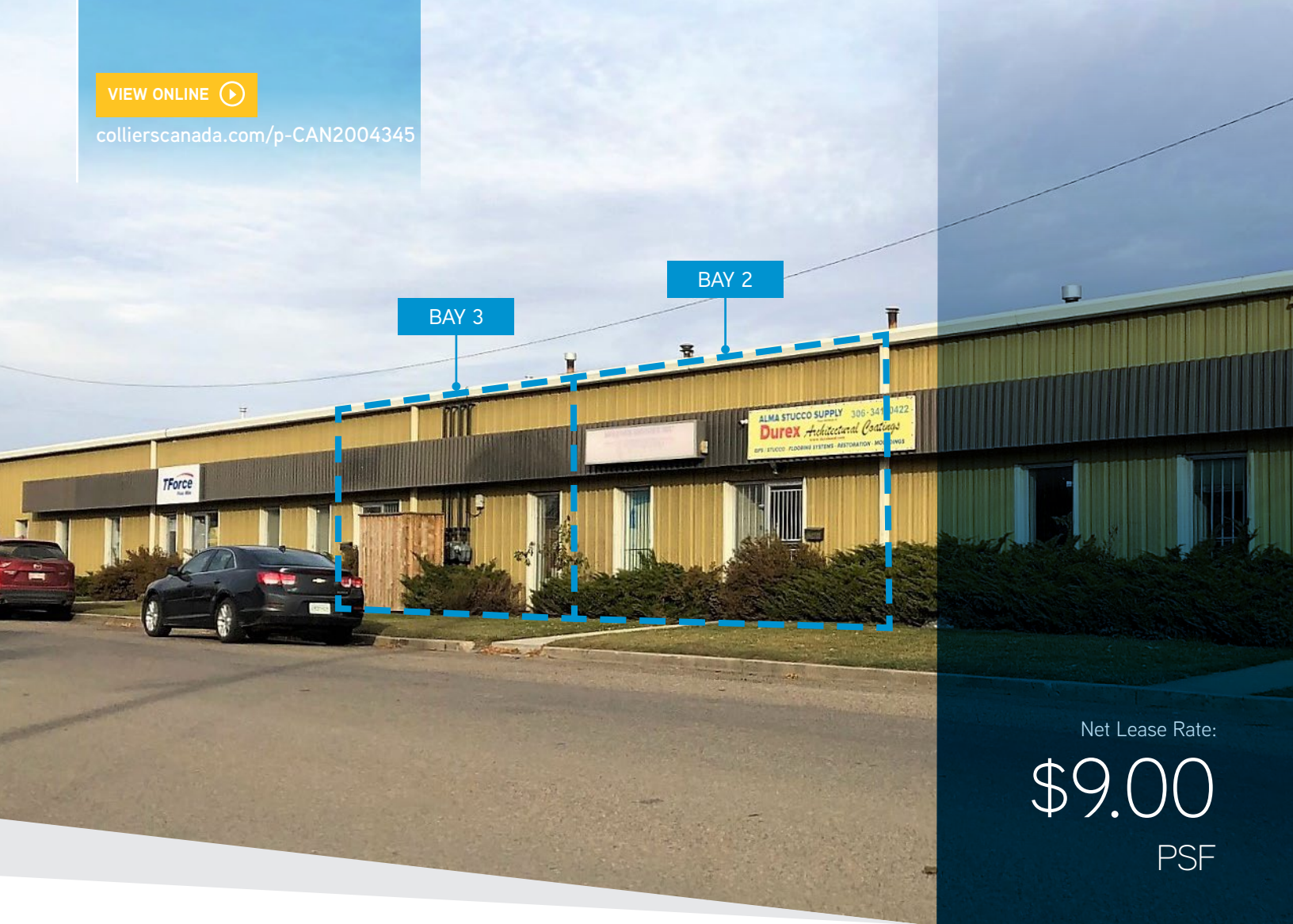


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Net Lease Rate:

\$9.00
PSF

FOR LEASE | 2406 Wheaton Avenue, Saskatoon | SK MLS®

Small Warehouse Bays

Conveniently located in the Airport Industrial Area, these small bays are ideally suited for warehouse use. Each space includes a small reception, showroom and office area; the bays can be combined to ± 6,400 SF. Neighbouring businesses include J&H Builders Warehouse, IKEA Saskatoon Collection Point and Budget Self Storage and Car & Truck Rental.

EACH BAY FEATURES:

- Dock level door
- 400 SF combination office, reception, showroom with washroom
- 2,800 SF warehouse
- 100 amp, 240 volt, single-phase power
- Corner lot
- Shared rear yard

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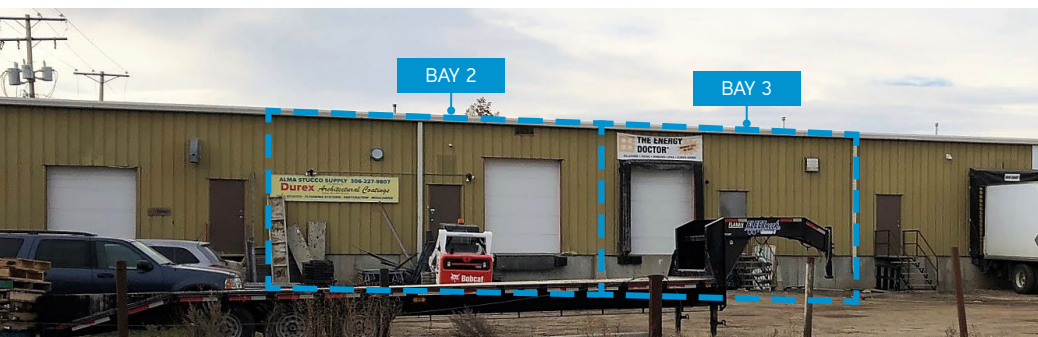
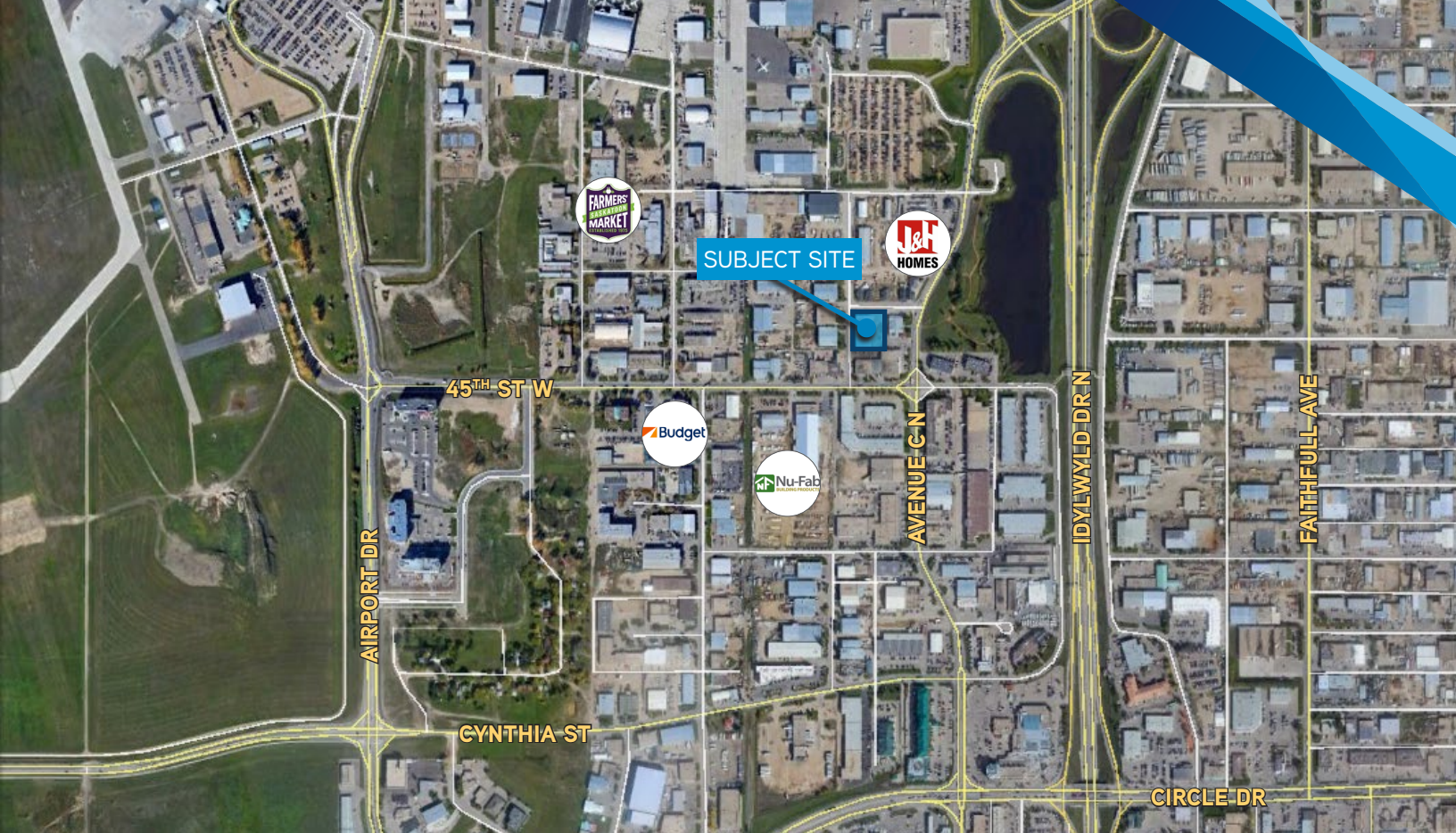
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Saskatoon, SK | S7K 3H2
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Available	Bay 2	3,200 SF
	Bay 3	3,200 SF
	TOTAL	6,400 SF
Building	14,400 SF	
Site	0.75 AC	
Zoning	IL1 (Light Industrial)	
Parcel	118920708	
Possession	Immediate	
Occupancy Costs	\$3.25/SF (est.)	
Net Lease Rate	\$9.00/SF	



Accelerating success.



Contact us:

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