

FOR LEASE

NORTH MARQUIS BUSINESS PARK

Warehousing & Distribution

SIEMENS AVENUE & 69TH STREET EAST, SASKATOON | SK EXCL.



40 YEARS REALTY YORK

Colliers

Welcome to **North Marquis Business Park**, Saskatoon's newest industrial development.

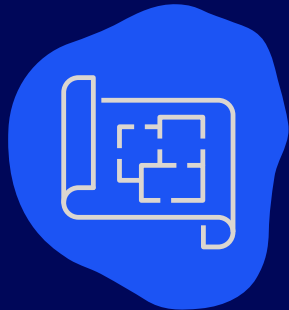
Best-in-class construction at an unbeatable location providing leading edge features, lowest in market occupancy costs and excellent highway access.





Efficient Design Plan

Building with **efficiency in mind**, this property provides excellent site circulation, 76 on-site parking stalls, and a dedicated trailer parking or secure gravel yard. Each unit will feature a combination of dock and grade-level loading, with potential for customized office and warehouse configurations to meet individual tenant needs. This highly visible corner location in Marquis Industrial, one of Saskatoon's most sought-after industrial areas, offers excellent access to major arterial routes, including Marquis Drive, Wanuskewin Road, and Highways 11 and 16.



185,000 SF
BUILDING AREA



MULTI-TENANT
CONFIGURATION



32' CLEAR
HEIGHT



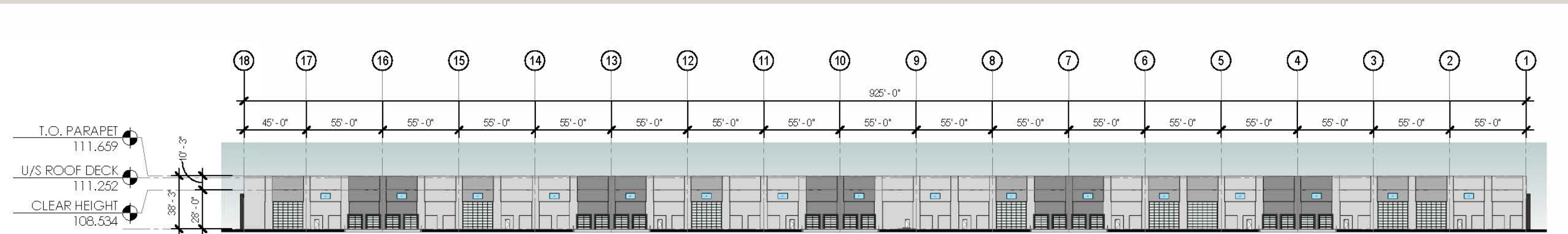
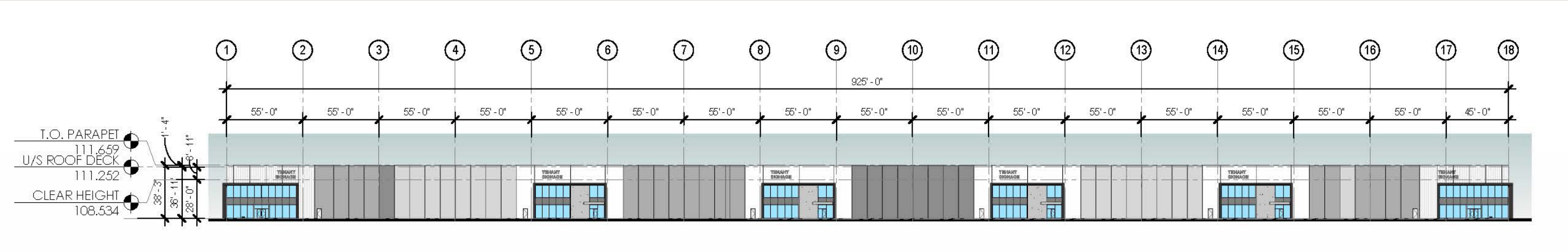
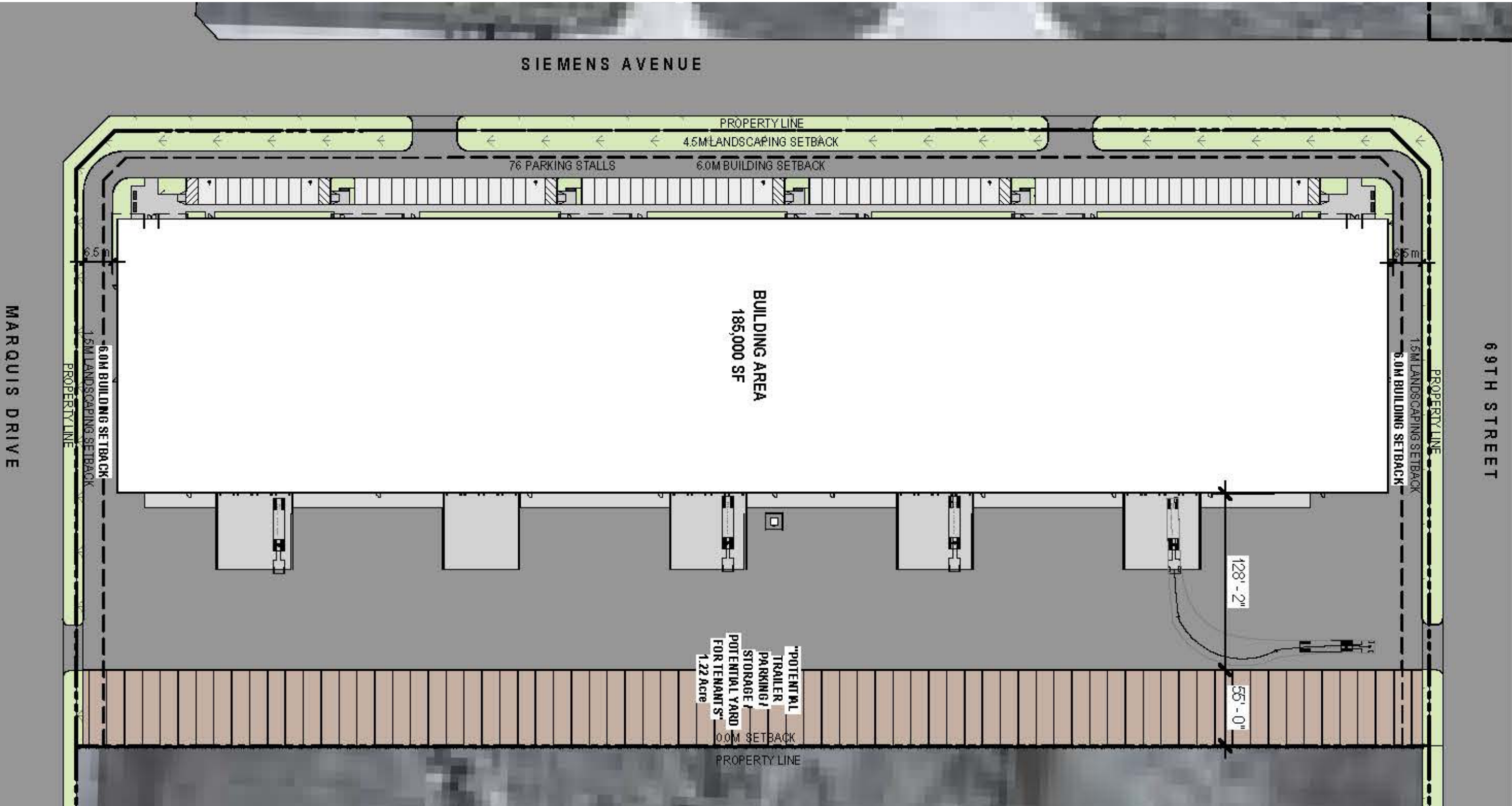
76 PARKING
STALLS



Site Details

Building Area	185,000 SF
Site Area	10.08 AC
Zoning	IL1
Parcels	Subject to subdivision
Possession	Q1 2027
Occupancy Costs	\$3.51/SF
Net Lease Rate	Market Rate

- Heavy-duty asphalt paving for dock and grade loading
- Secure gravel yard and compact gravel trailer storage
- 76 paved parking stalls with on-site trailer parking or dedicated compound
- Fully landscaped to code
- 487' x 625' corner lot with visibility to Idylwyld Drive and Marquis Drive





- 32' clear interior height
- Alphacon pre-stressed seamless (PrimX) floor slab
- Galvanized metal roof deck with R20 rigid insulation and EPDM roofing membrane
- Prominent glazing and signage opportunities
- Fully serviced site
- Overhead forced air gas unit heaters
- Fully sprinklered ESFR system supplied by 6" line
- Energy-efficient LED lighting throughout warehouse
- 2,000 amp, 600 volt, 3-phase power, separately metered
- Twenty (20) dock doors (9'x10') with 40,000 lb dock levelers (19,000 lb point load capacity)
- Eight (8) grade-level doors (22'x20')



Advantageous Accessibility

Strategically situated in Saskatoon's North Industrial area, this location offers quick access to essential amenities, including restaurants, coffee shops, fuel stations, and service providers. With major retail hubs and business services just minutes away, tenants benefit from convenience and connectivity in the city's most active industrial corridors.

TRAVEL TIMES		NEARBY AMENITIES	
	HIGHWAY 11 & 12 1 MINUTE	11	CAFES
	HIGHWAY 16 N 3 MINUTES		
	HIGHWAY 16 S 20 MINUTES	25	RESTAURANTS
	SASKATOON AIRPORT 6 MINUTES		
	DOWNTOWN SASKATOON 9 MINUTES	10	GAS STATIONS

NORTH MARQUIS BUSINESS PARK

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