



For Lease | 335 Robin Way, Saskatoon Excl.

# Office with warehouse in the Airport Industrial area.

Freestanding office and warehouse with two (2) grade level doors.

Freshly renovated with a bright, neutral finish, this space offers a flexible layout ideal for a variety of uses. The office area includes private offices, washrooms and a kitchenette/ staff area. A small warehouse with two (2) grade doors provides functionality for storage or operations, making this a versatile and modern workspace.

Asking :

**\$16**  
PSF



Standalone building



Parking on site



2 grade doors



Professional office

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# Opportunity

This free standing building boasts a professional front office and display area supported by production and warehouse space.

## Specifications

Building  
**5,000 SF**

Site Area  
**0.34 AC**

Zoning  
**IL1 (Light Industrial)**

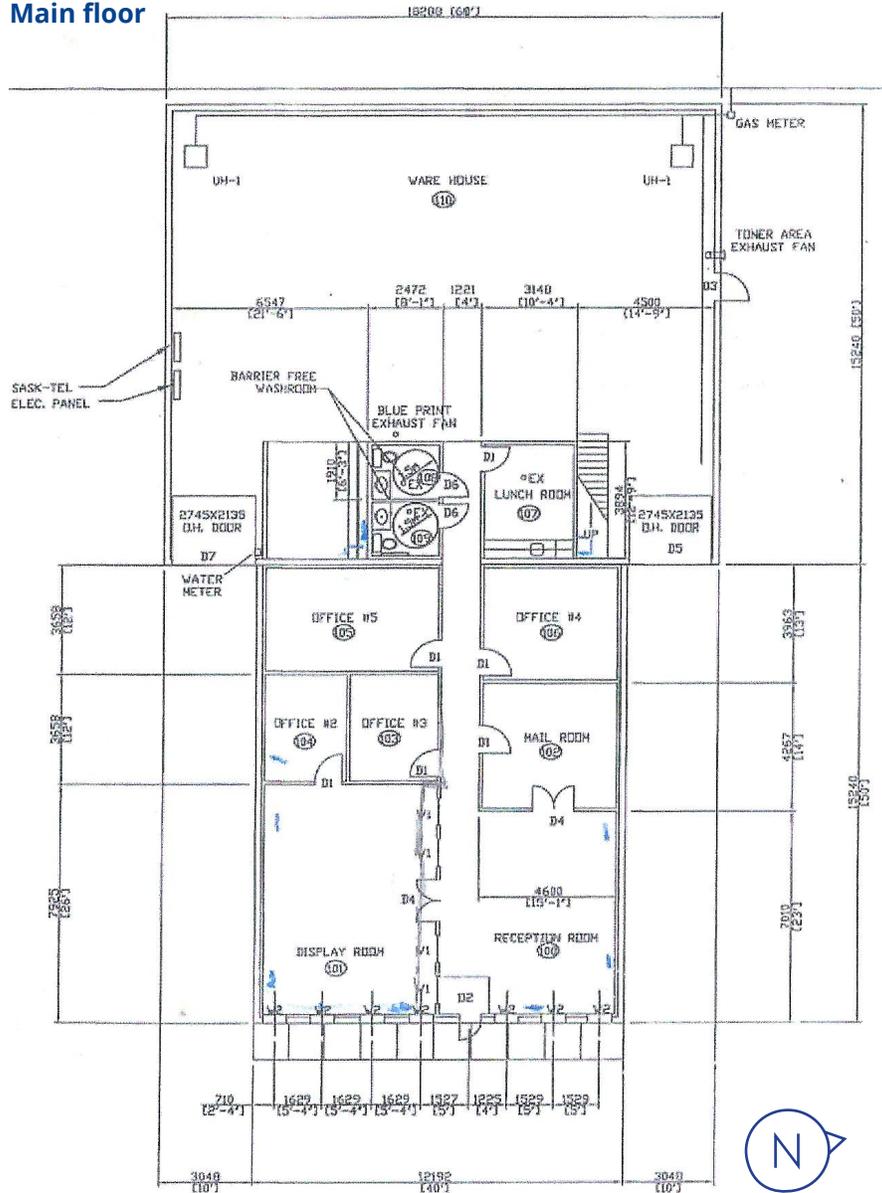
Parcel  
**118932060**

Possession  
**Negotiable**

Occupancy Costs  
**\$4.25/SF (est.)**

Net Lease Rate  
**\$16.00/SF**

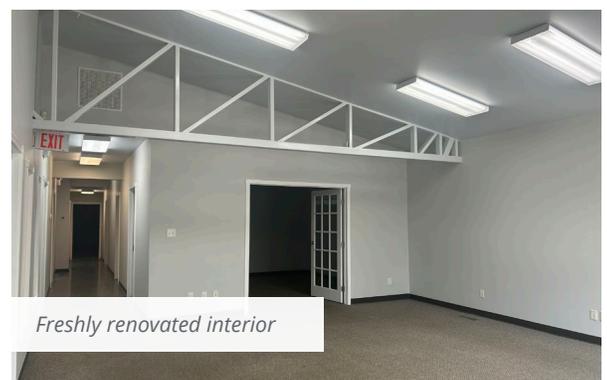
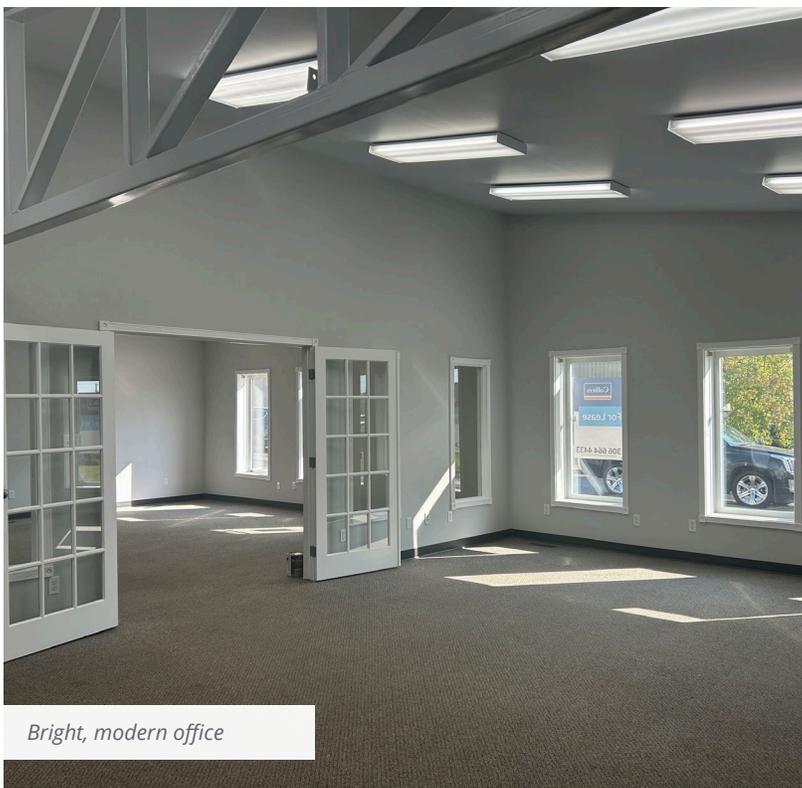
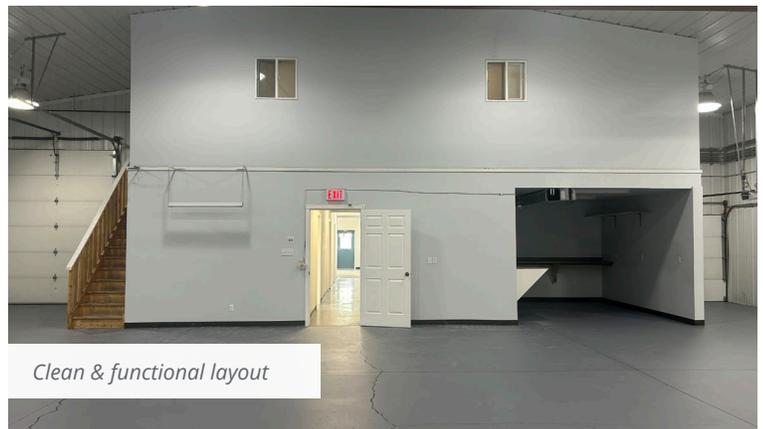
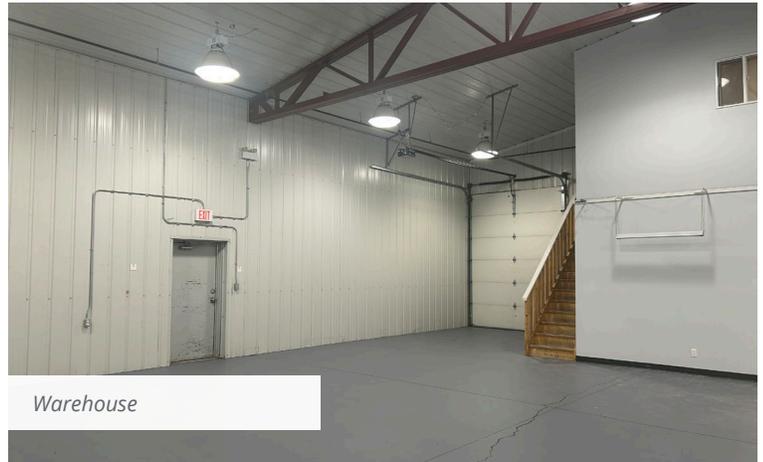
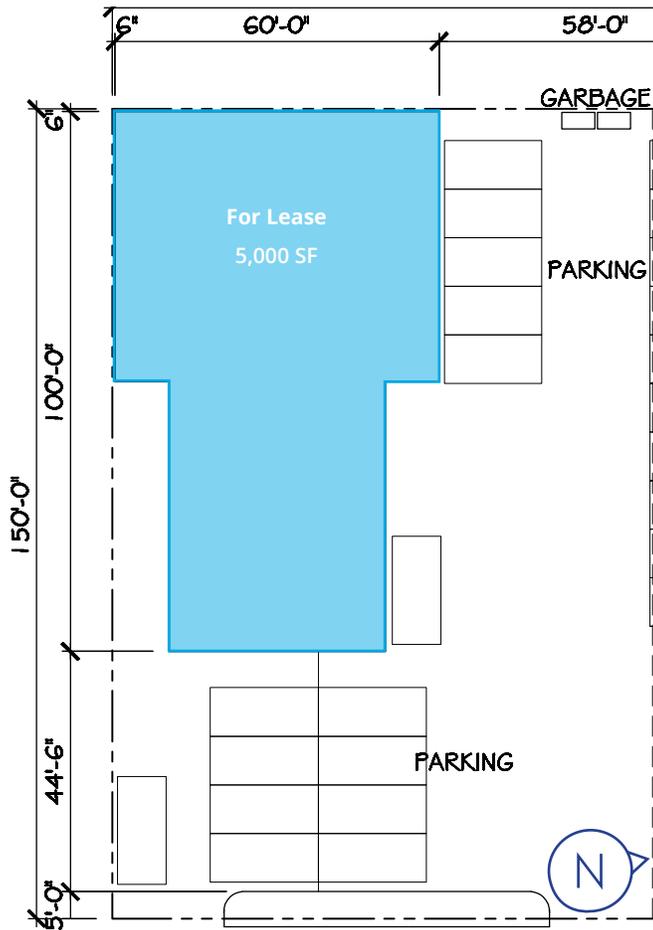
### Main floor



### Property features

- ± 2,434 SF of developed office with reception and multiple private offices
- Perimeter windows capture natural light
- Fourteen (14) paved parking stalls
- ± 430 SF mezzanine office storage
- ± 2,566 SF clear span warehouse with two (2) grade level doors

# Site plan





Idylwyld Dr N

Circle Dr

[View Online Listing](#)

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