



Colliers

847 60<sup>th</sup> Street East, Saskatoon, SK MLS®

# Shop and yard for sublease

Functional office and warehouse facility with fenced yard in Saskatoon's North Industrial area.

The property offers a clean, functional mix of office and warehouse space with a secure yard. The building features private offices, a professional reception area, and a spacious warehouse/workshop. Multiple grade doors, ample power supply, and mezzanine storage allow for full utilization of the shop space. The graded, gravel, and contoured compound includes double-wide gate access on both sides of the building, providing efficient access and egress for larger equipment or truck and trailer operations.

Sublease term through December 2029. Longer term available to qualified tenants.

Asking:

\$14.50  
PSF



Fenced  
compound



Grade  
loading

**Tom Deibert**

Vice President | Sales Associate  
+1 306 281 2673  
tom.deibert@colliers.com

**Lloyd Minion**

Vice President | Sales Associate  
+1 306 221 4249  
lloyd.minion@colliers.com

# Property Profile

## Industrial Office and Warehouse

The property includes clean office space with large windows, reception and staff areas, along with a functional warehouse featuring grade loading, a wash bay, and a yard with secure gate access.

**Building Area** 7,768 SF

**Site Area** 0.71AC

**Zoning** IH (Heavy Industrial)

**Parcel** 118983235

**Possession** Immediate

**Occupancy Costs** \$4.50/SF

**Net Sublease Rate** \$14.50/SF



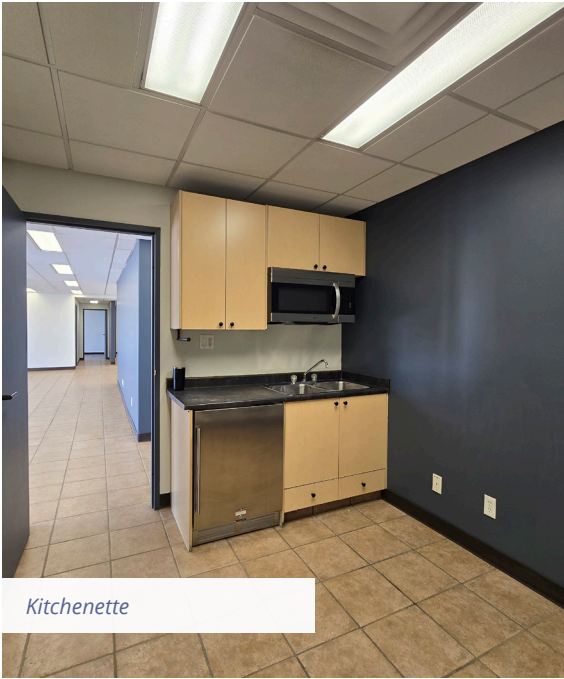
*Private offices*



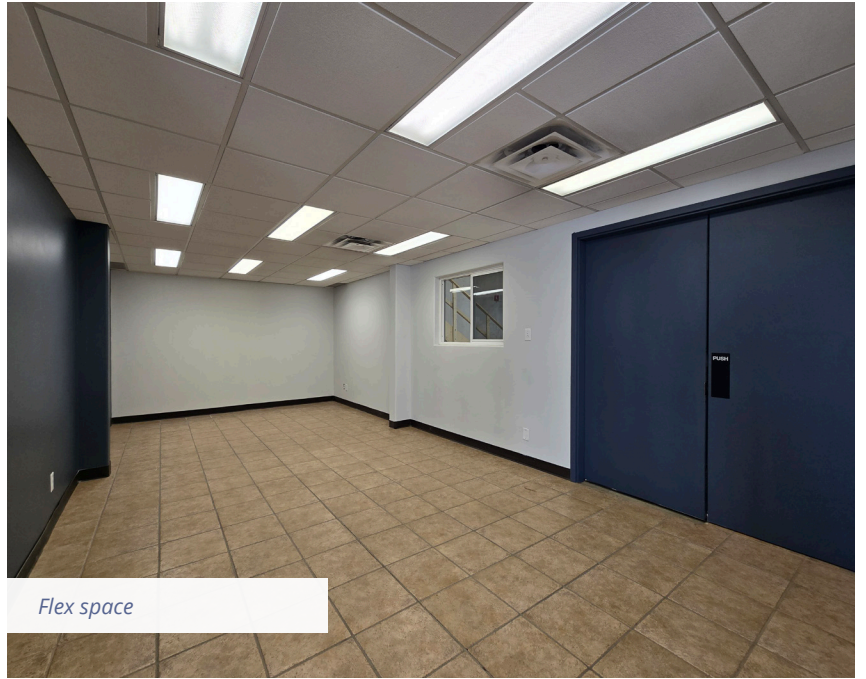
*Showroom or reception*

## Property features

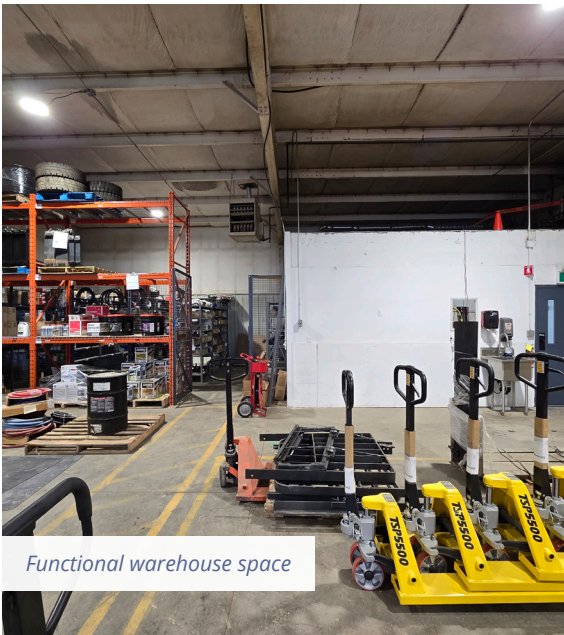
- Two (2) large offices
- Large reception area
- Large flex workspace area
- Small staff room, with kitchenette
- Four (4) 12'x14' grade doors
- Three (3) hung unit gas heaters
- 3-phase, 600 V, 400 A power
- Clear height of 13'8" at eaves, 14'7" at centre, higher to roof deck
- Floor model furnace and AC units service office area
- Sump pit in wash bay
- Exhaust fan
- Double wide swing gates on both east and westside of compound



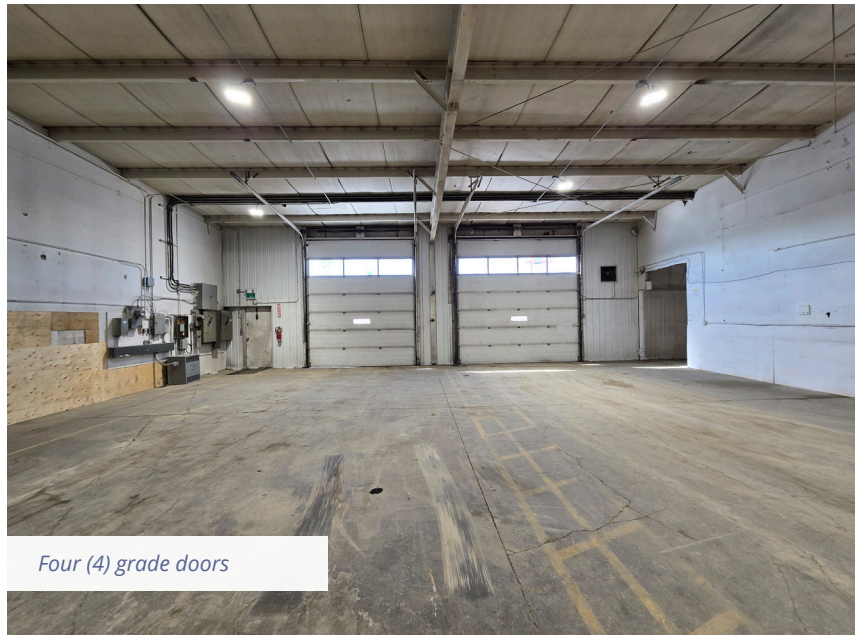
*Kitchenette*



*Flex space*



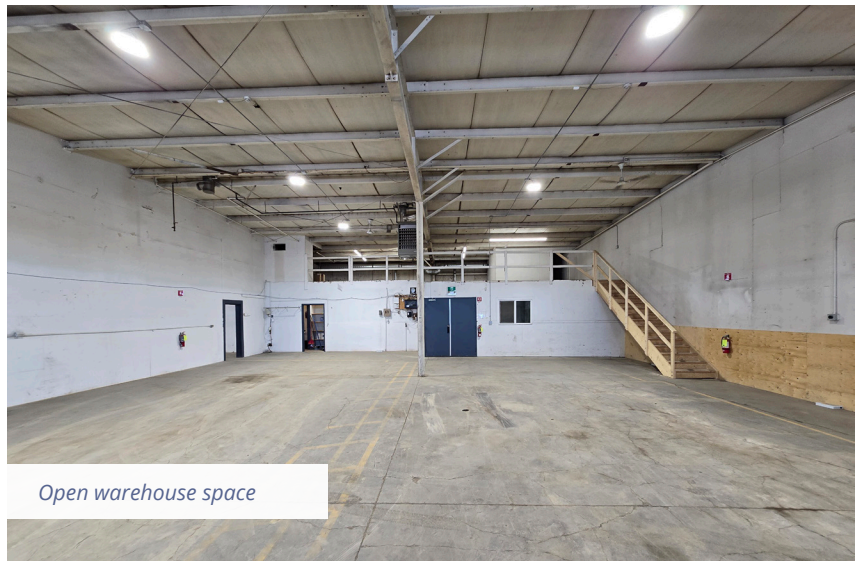
*Functional warehouse space*



*Four (4) grade doors*

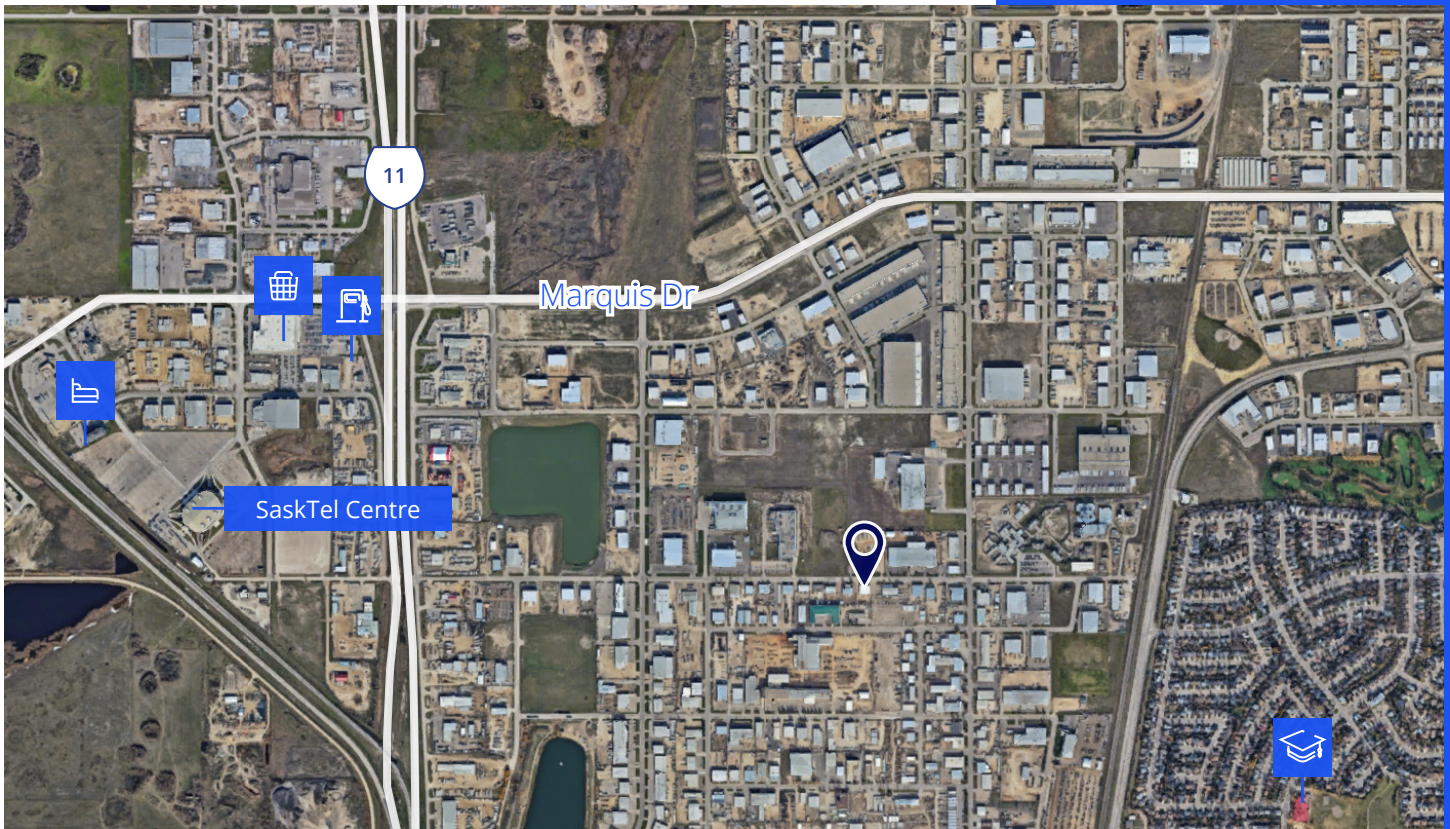


*Mezzanine*



*Open warehouse space*

# Easy access to local amenities



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers McClocklin Real Estate Corp.

**Tom Deibert**  
Vice President | Sales Associate  
+1 306 281 2673  
tom.deibert@colliers.com

**Lloyd Minion**  
Vice President | Sales Associate  
+1 306 221 4249  
lloyd.minion@colliers.com

[collierscanada.com/p-can2020647](https://collierscanada.com/p-can2020647)