



Matrix Business Park **Building A**

Bay 19 - 3603 Millar Avenue, Saskatoon, SK



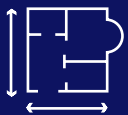
Property Profile

Quality Development with
Exceptional Visibility

Matrix Business Park is a fully paved, high-quality industrial development designed to meet the needs of modern businesses. Its strategic location and superior design make it an attractive choice for convenience and visibility.

Asking:

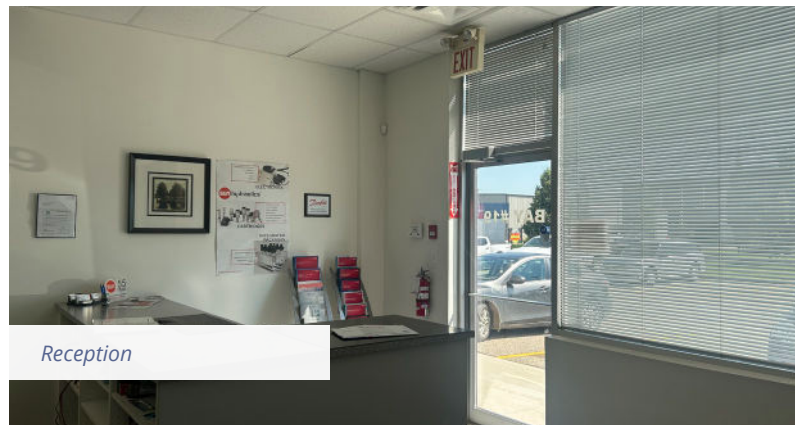
\$16.50
PSF



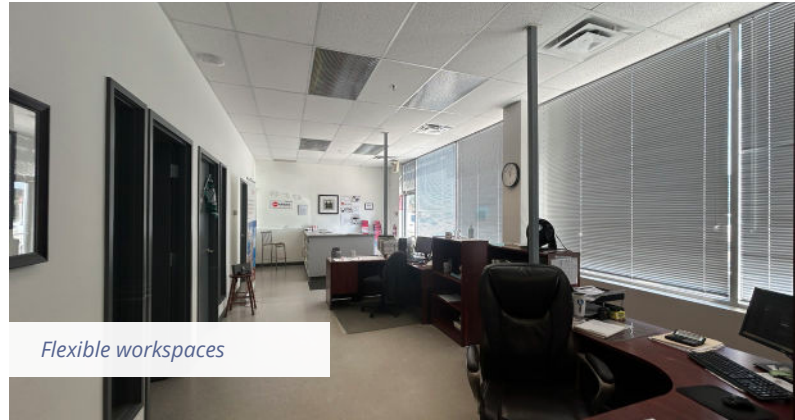
Bay 19
4,632 SF



1 grade
door



Reception



Flexible workspaces



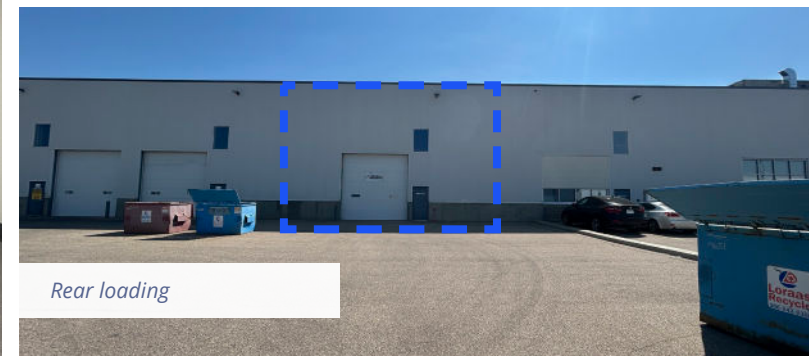
Kitchenette



Grade loading



Functional warehouse

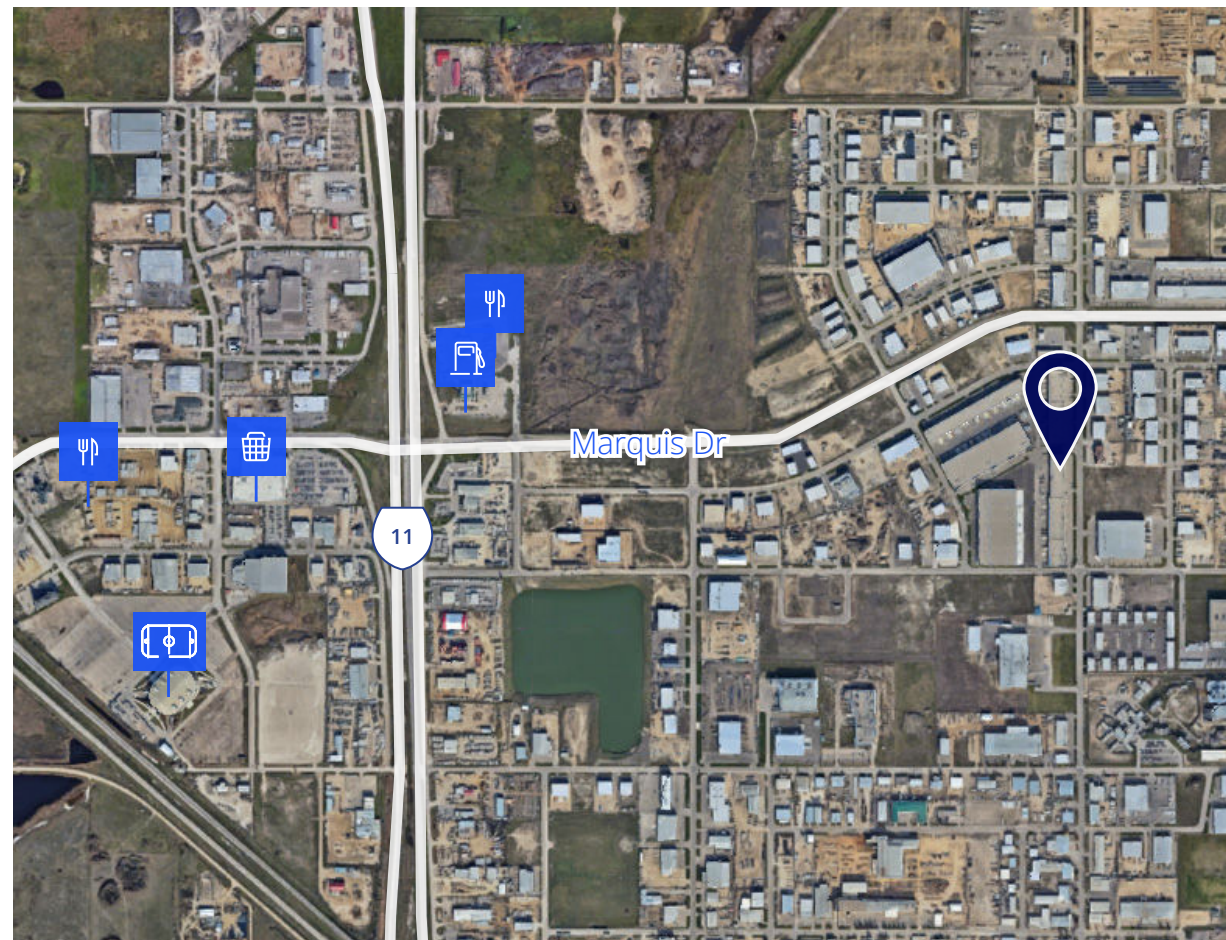


Rear loading

Property Details

Situated on Millar Avenue, a primary north-south arterial within Saskatoon's Marquis Industrial area, the property offers excellent accessibility and strong visibility.

Available	Bay 19 ± 4,632 SF
Building Area	107,292 SF
Building Depth	108'
Grade Doors	One (1) 16' x 16'
Ceiling Height	24' Clear
Site Area	6.76 AC
Zoning	IH (Heavy Industrial)
Parcel	203719811, 163775784, 163775560, 163775661
Possession	November 2026
Occupancy Costs	\$5.69/SF (est.) plus management fee
Net Lease Rate	\$16.50/SF



The site features ample natural light, fully paved with both standard and heavy-duty asphalt. Enjoy convenient parking, a minimum of six (6) dedicated electrified stalls.

Base Building

- 8" slab on grade with a live load capacity of +1,500 PSF
- Roofing system composed of galvanized metal deck, R34 rigid insulation, and EPDM roofing membrane
- Lower wall assembly constructed of 4' high upstand concrete or masonry wall. Upper wall assembly constructed of R-25 insulated metal panels
- 26'9" height to roof deck, 24'9" to rafters, and 22'9" clear height

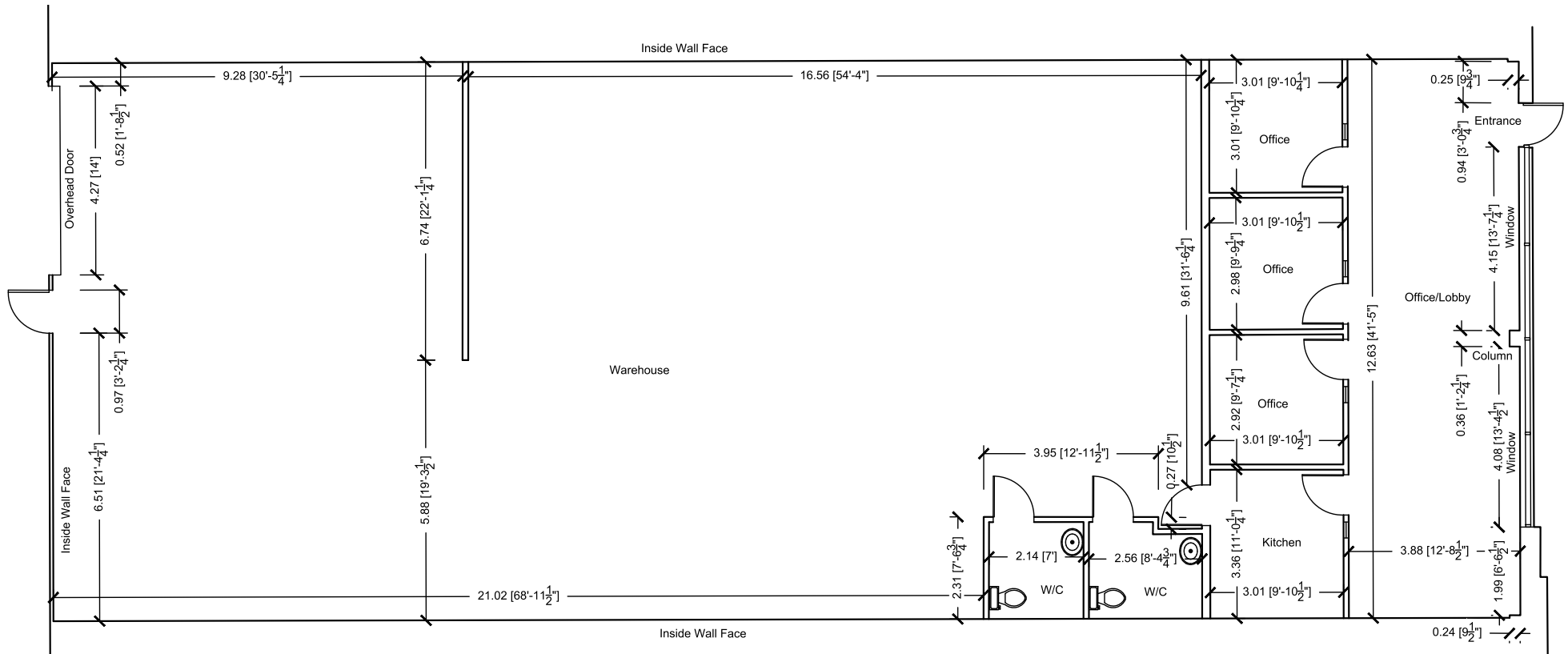
Electrical & Mechanical

- Two gas-fired suspended unit heaters in warehouse
- HVAC supplied by gas fired roof units
- LED lighting
- 100 amp, 600 volt, 3-phase power
- Garage door openers

Site Work

- The site is fully paved with a combination of standard and heavy-duty asphalt
- Paved single row parking with varying ratios

Floor Plan



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