



Hopewell<sup>®</sup>

# Matrix Business Park

Bays 1-3

3703 Millar Avenue, Saskatoon, SK





# Property Profile

This quality industrial space offers exceptional functionality and visibility on a prime commercial corridor.

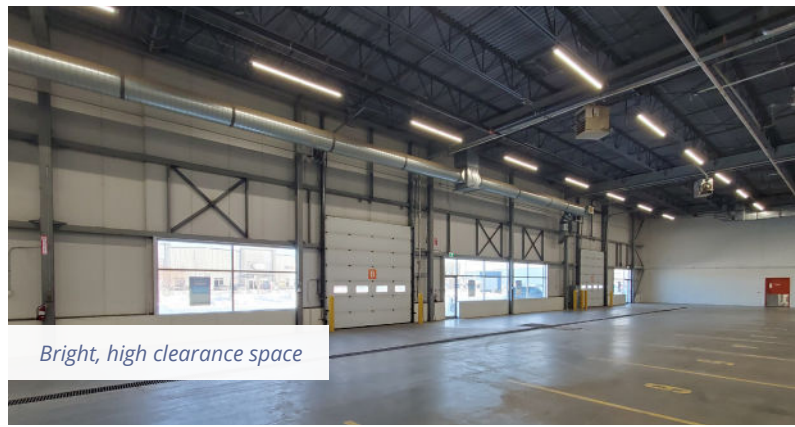
Located in one of Saskatoon's most prestigious business parks and surrounded by a mix of commercial and industrial properties the site provides excellent access from Millar Avenue, Idylwyld Drive, Marquis Drive and major highways.



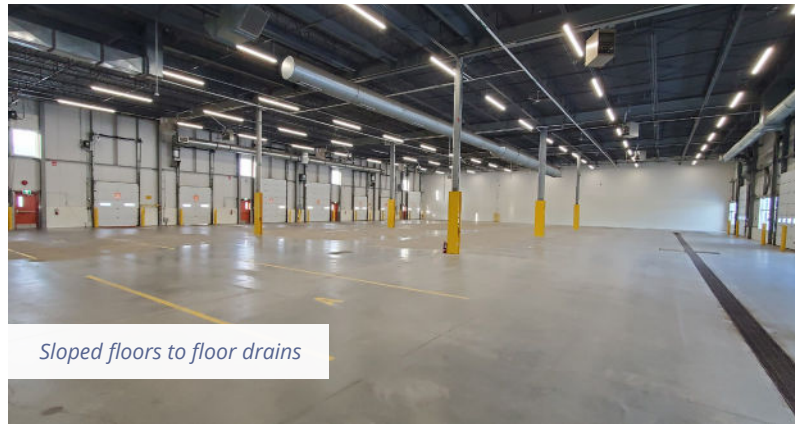
Bays 1 - 3  
27,376 SF



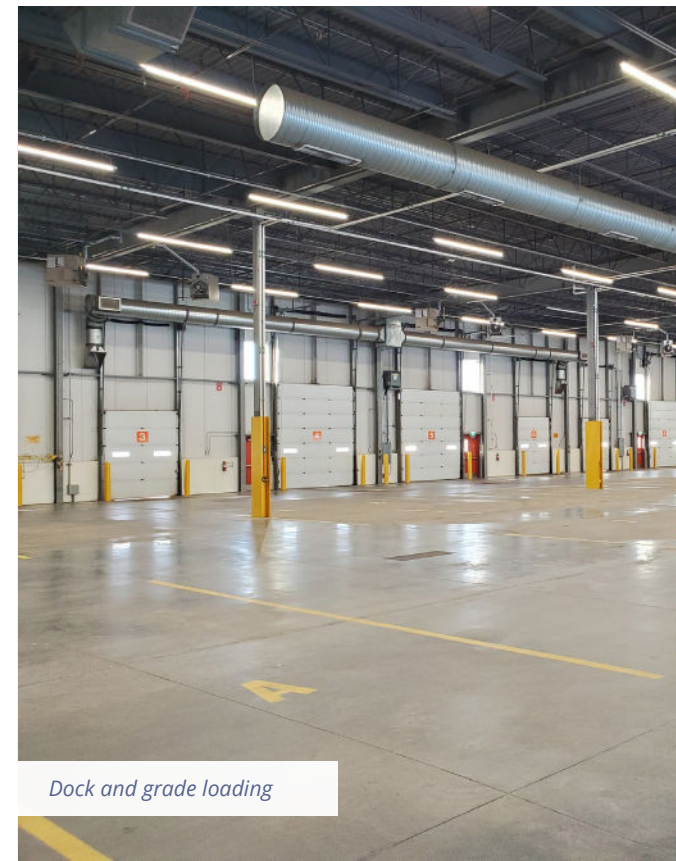
4 dock doors  
7 grade doors



*Bright, high clearance space*



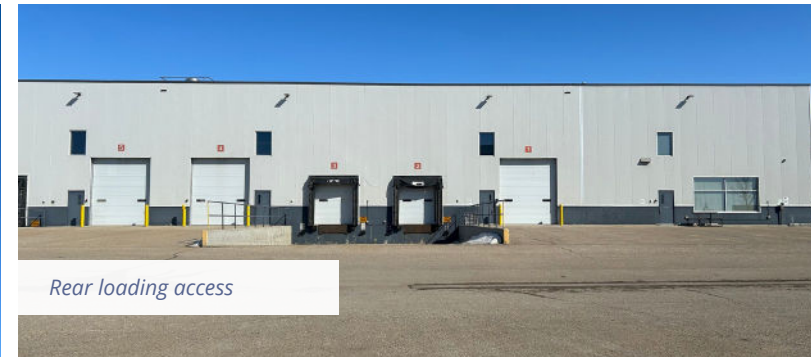
*Sloped floors to floor drains*



*Dock and grade loading*



*Endcap unit*



*Rear loading access*

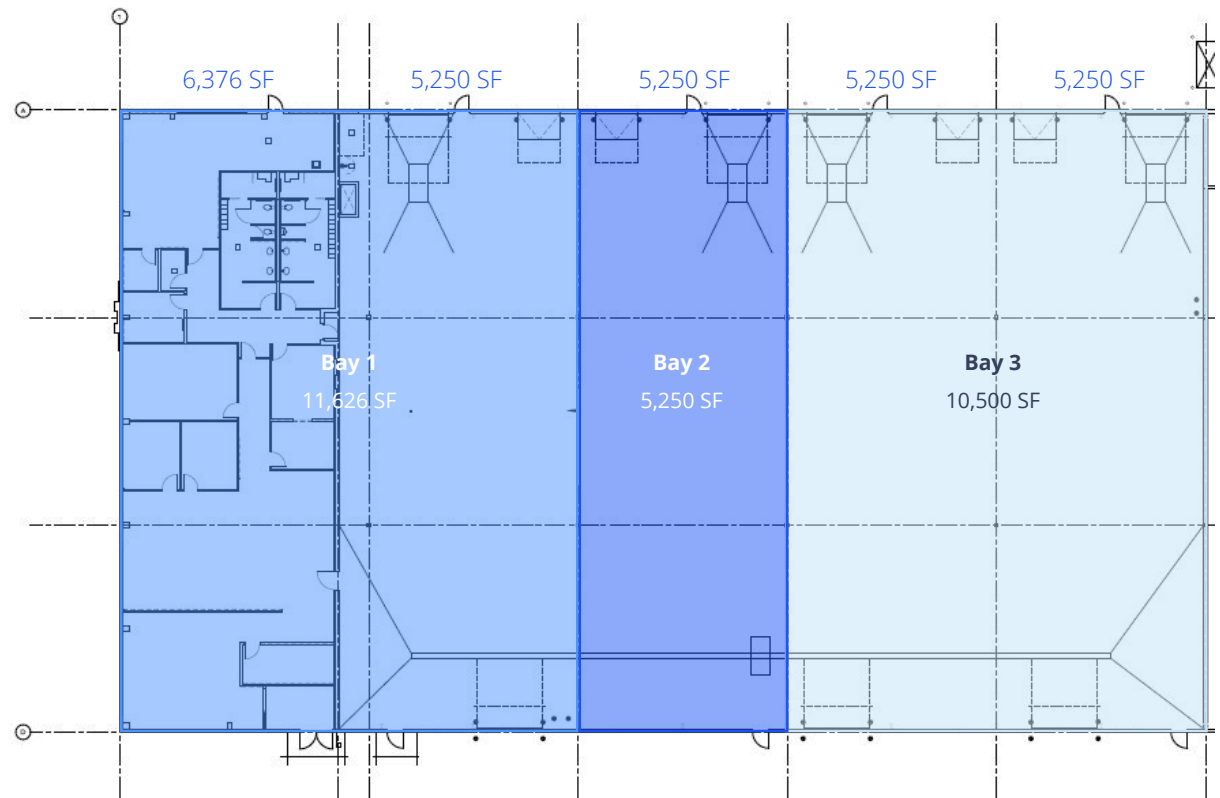


*Prominent front entrance*

# Property Details

This space offers a premium warehouse fit-up complemented by functional office and a high-exposure corner site.

|                        |                                      |            |
|------------------------|--------------------------------------|------------|
| <b>Available</b>       | Bay 1                                | 11,626 SF  |
|                        | Bay 2                                | 5,250 SF   |
|                        | Bay 3                                | 10,500 SF  |
|                        | Total                                | 27,376 SF  |
| <b>Building Area</b>   | 75,436 SF                            |            |
| <b>Site Area</b>       | 1.55 AC                              |            |
| <b>Dock Doors</b>      | Four (4)                             |            |
| <b>Grade Doors</b>     | Seven (7)                            |            |
| <b>Ceiling Height</b>  | 28'                                  |            |
| <b>Building Depth</b>  | 125'                                 |            |
| <b>Zoning</b>          | IH (Heavy Industrial)                |            |
| <b>Parcel</b>          | 163775504                            |            |
| <b>Possession</b>      | Immediate                            |            |
| <b>Occupancy Costs</b> | \$6.06/SF (est.) plus management fee |            |
| <b>Net Lease Rate</b>  | Bay 1                                | \$16.00/SF |
|                        | Bay 2                                | \$16.50/SF |
|                        | Bay 3                                | \$16.00/SF |

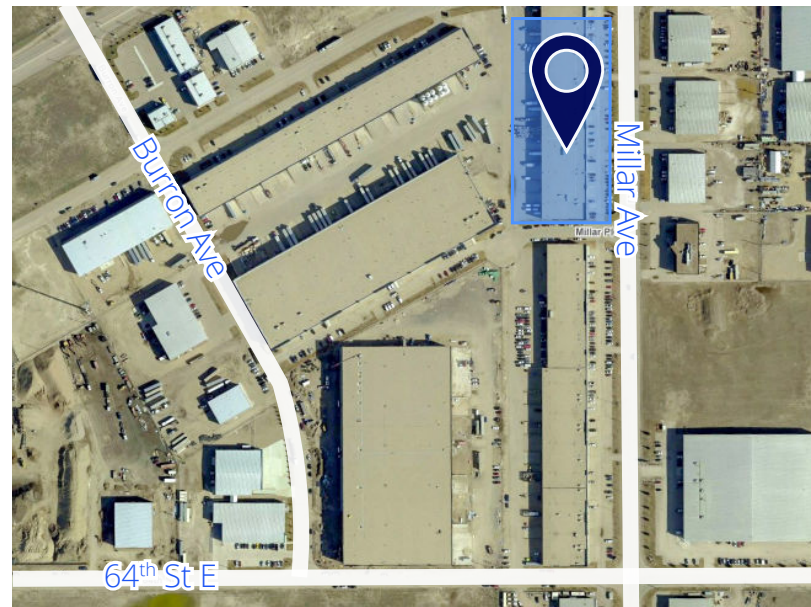
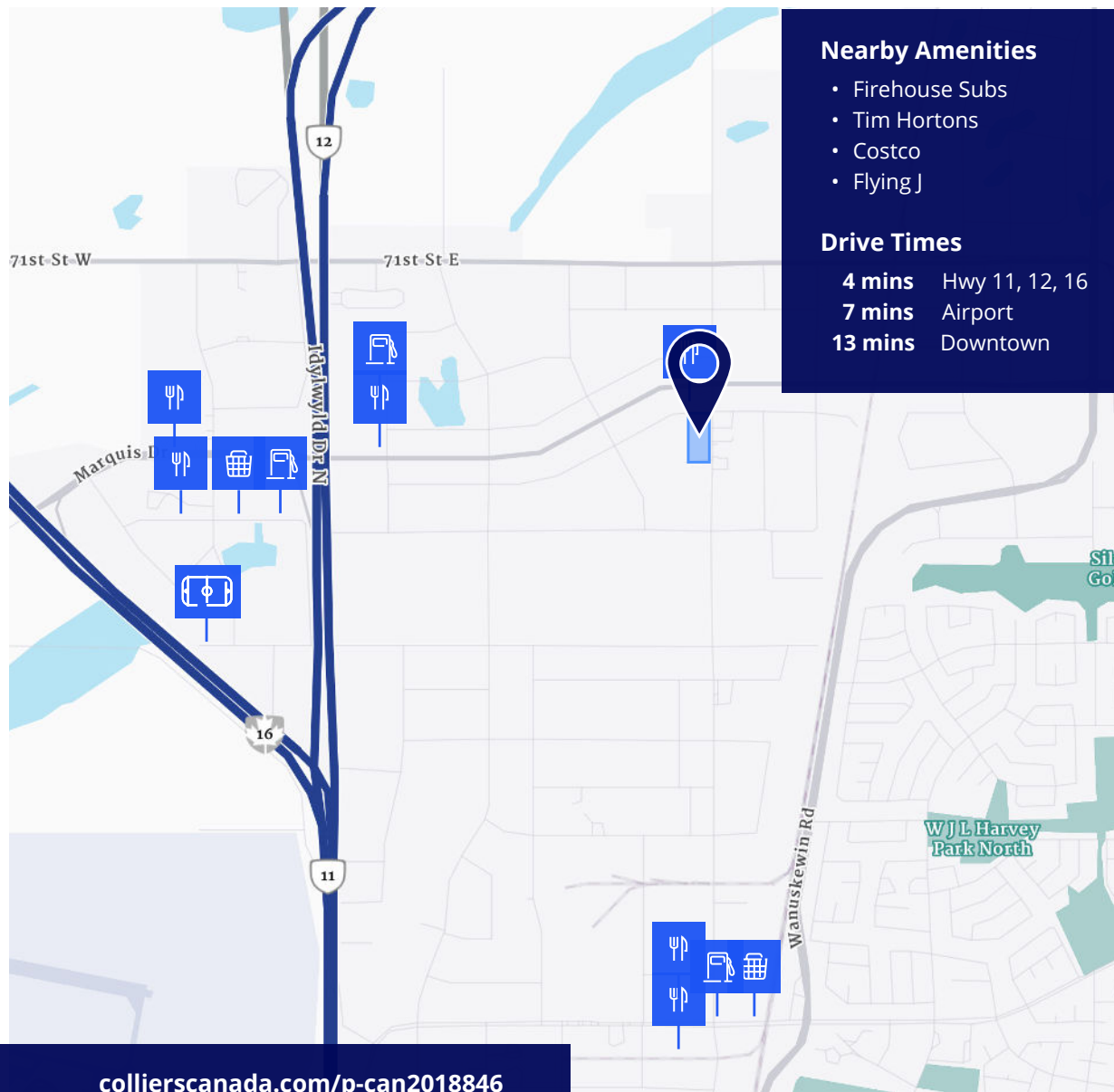


The landlord is willing to demise and will consider any combination of bays based on tenant requirements.

## Property Features

- Premium quality development
- 12' x 14' grade doors
- Three (3) bays have grade access from both sides
- Interceptor pits
- 3-phase, 125A/208V power
- 6" floor slab thickness
- Large office area built-out with reception and retail package pick up, open work area, four (4) private offices, storage, lunchroom and washrooms
- Fully paved site and rear compound, on-site parking
- Parking for four (4) trailers
- Prominent signage options available





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