

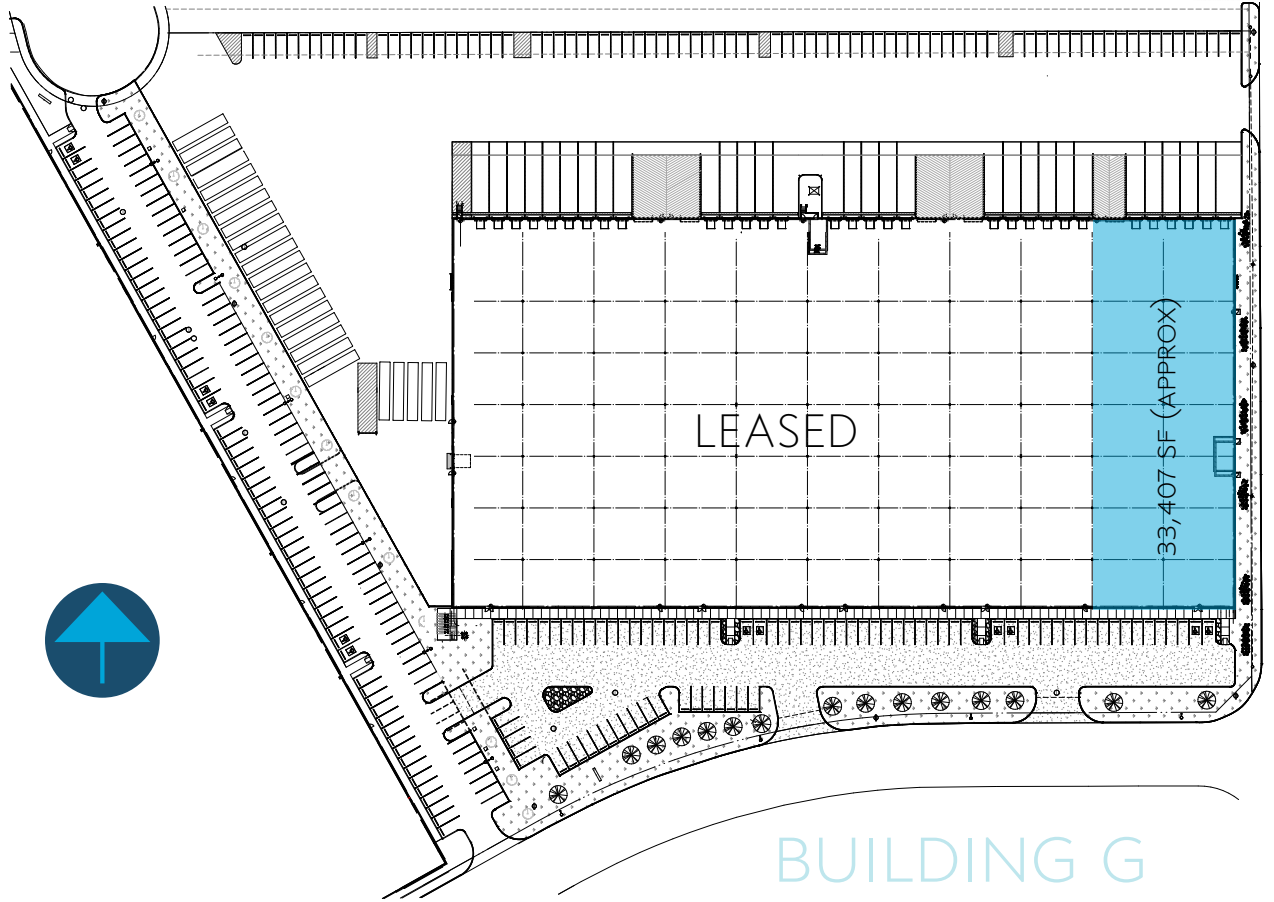


MATRIX BUSINESS PARK

BUILDING G | 33,407 SF AVAILABLE

3620 Burron Avenue
Saskatoon, Saskatchewan





BUILDING G SITE PLAN

DETAILS

Legal Description	Lot 6, Block 940, Plan 102312122	Zoning	IH (Retail, Office, Service and Warehousing)
Location	Marquis Industrial	Standard Column Grid	55' x 40'
Building Size	184,009 square feet	Building Depth	302'
Available for Lease	33,407 square feet	Ceiling Height	36' clear
Timing	Immediate	Dock Doors	6 - 9' x 10'
Net Rental Rate	Market	Grade Level Doors	1 - 14' x 16' (ramped)
Occupancy Costs	\$4.38 psf (Estimated 2024) *incl 3% mgmt. fee	Vehicle Parking	10 stalls

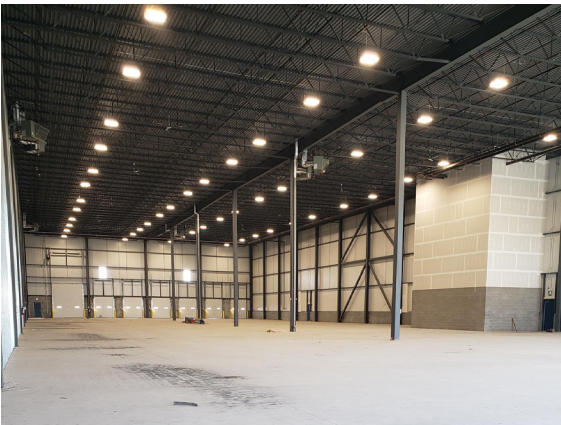
INQUIRIES

CONTACT US TODAY
FOR MORE INFORMATION

Paige Magnussen, SENIOR LEASING MANAGER

403.410.5674 | pmagnussen@hopewell.com

HopewellDevelopment.com



- Brand new construction.
- End-cap space with loads of natural light.
- Located in the thriving Marquis Industrial area.

SITE WORK

- The site is fully paved with a combination of standard and heavy-duty asphalt.
- All dock loading areas equipped with heavy duty concrete aprons.
- Paved single row parking with varying ratios, EV charger on site (parking lot)

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.

ELECTRICAL & MECHANICAL

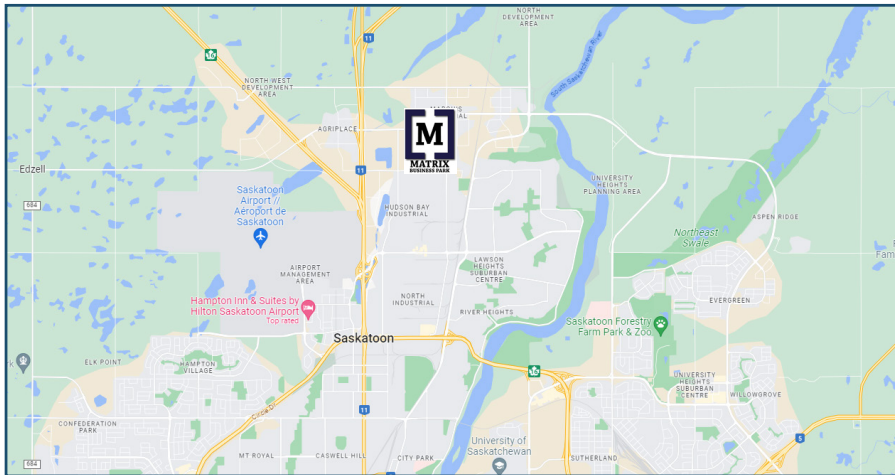
- Gas-fired suspended unit heaters in warehouse
- HVAC supplied by gas fired roof units
- LED lighting
- Dock doors complete with 40,000lb levelers

INQUIRIES

CONTACT US TODAY
FOR MORE INFORMATION

Paige Magnussen, SENIOR LEASING MANAGER
403.410.5674 | pmagnussen@hopewell.com
HopewellDevelopment.com





LOCATION

Ideally located along Burron Avenue, just south west of the new intersection at Millar Avenue and Marquis Drive. This new intersection is now the main crossroad connecting the North Industrial area providing easy access to Highway 16 (Yellowhead) and Highway 11.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Hopewell Development LP and our partner.

INQUIRIES

CONTACT US TODAY
FOR MORE INFORMATION

Paige Magnussen, SENIOR LEASING MANAGER

403.410.5674 | pmagnussen@hopewell.com

HopewellDevelopment.com

Hopewell