

# FOR LEASE



Beedie/



## 118 TUBBY CRESCENT, SASKATOON SK

### OVERVIEW

This modern facility, built in 2011, offers versatile functionality for manufacturing, warehousing, and distribution. Featuring one (1) grade overhead and four (4) dock doors, a 31' centre ceiling height, and a robust 600 volt power service, this property optimizes operational efficiency. The site design facilitates easy access for semi trailers and provides ample outside storage within a private compound. Additionally, 4,000 SF of office space doubles as mezzanine storage, offering flexibility for future development. This development encompasses three buildings totaling 71,448 SF on 5.51 acres, with a site coverage of 29.8%.

### PROPERTY PROFILE

#### AVAILABLE FOR LEASE

30,000 SF (Includes 51,000 SF private compound)

#### TOTAL SITE AREA

±2.34 acres

#### POSSESSION

November 1, 2024

#### NET LEASE RATE

\$13.95 PSF

#### OPERATING COSTS

\$4.20 PSF (2024 budget)

#### ZONING

IL1

#### LEGAL DESCRIPTION

Surface Parcel 119091326

# BUILDING FEATURES

## DEVELOPMENT DETAILS

- Total site size 5.51 acres
- Three buildings totalling 71,448 SF

## 118 TUBBY CRESCENT DETAILS

- 30,000 SF (200' x 150') on 1.93 acres
- Private compound, fenced, graveled with storm sewer
- 32 paved parking stalls
- Additional 18,000 SF compound is negotiable

## WAREHOUSE

- 31' centre height and 27' under eave height
- Four (4) OH dock doors, 8'6" x 10' with dock levelers
- One (1) OH grade door, 18' wide x 16' high

## OFFICE

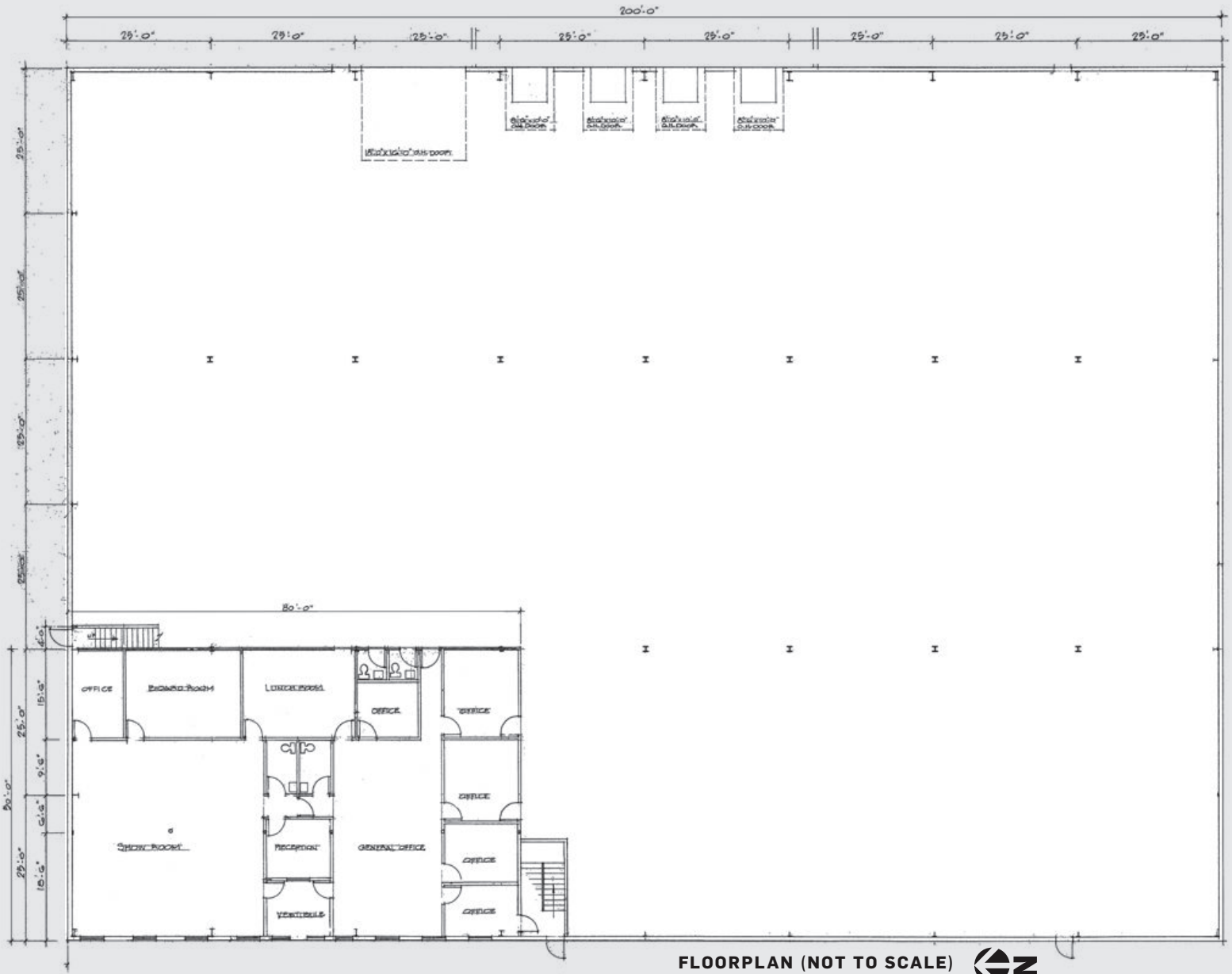
- 50' x 80' = 4,000 SF
- Six private offices, open office, showroom
- Boardroom, lunch room, reception
- Two office washrooms and two warehouse washrooms
- 4,000 SF mezzanine storage

## BUILDING SERVICES

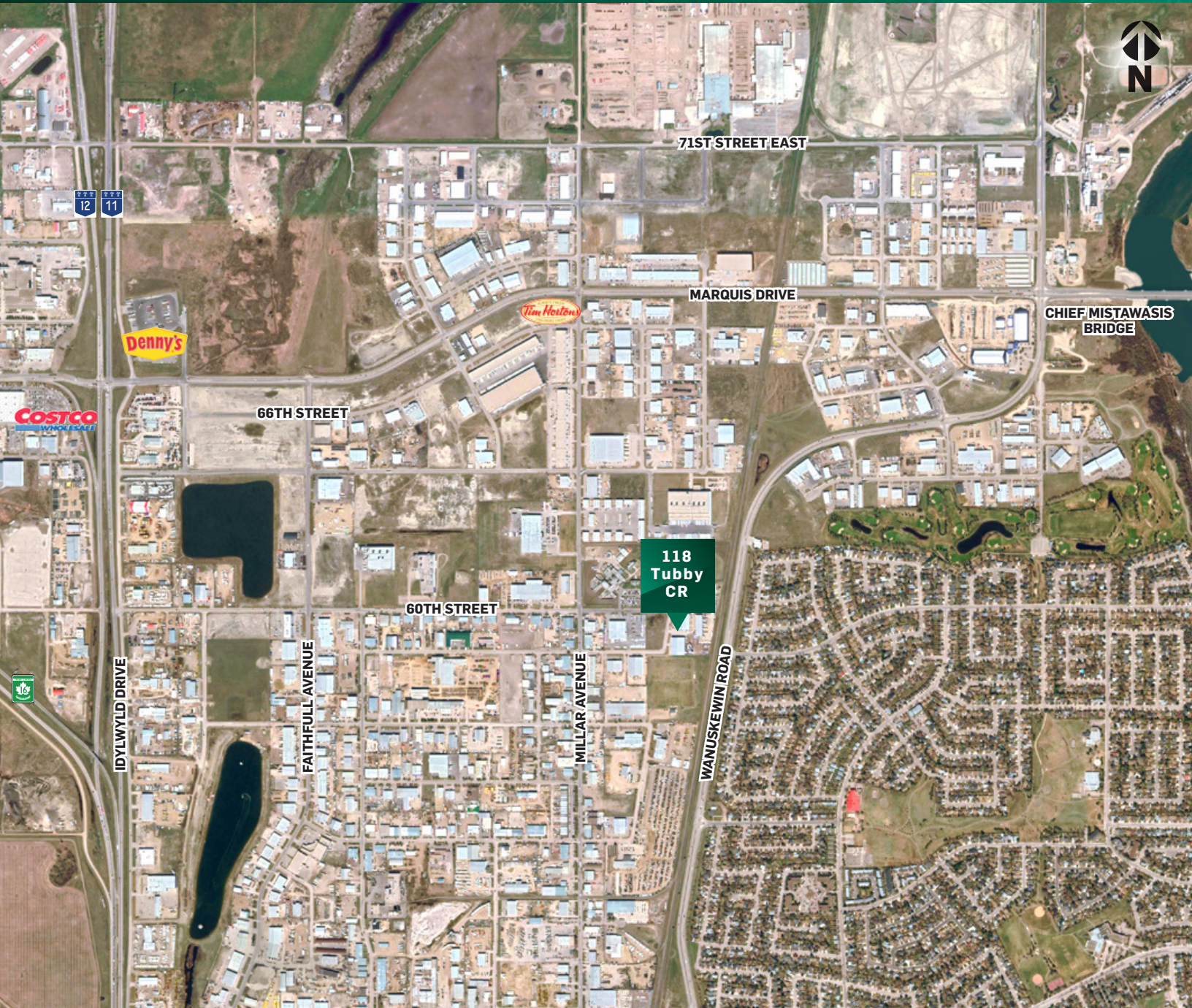
- **Power:** 600 Volt 400 Amp 3 Phase electrical service with multiple sub panels
- **HVAC:** Warehouse heated by two 400 mbh forced-air units and two 150 mbh infrared heaters. Five circulating fans. Office has two commercial forced-air heaters with air conditioning.
- **Fire Suppression:** 8" ESFR system



# FLOORPLAN & INTERIOR PHOTOS



# 118 TUBBY CRESCENT



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## SALES & LEASING DOWNTOWN

275 1ST AVENUE N  
SASKATOON, SK S7K 1X2  
P: 306.664.6116  
F: 306.664.1940

## PROPERTY MANAGEMENT DOWNTOWN

100 – 261 1ST AVENUE N  
SASKATOON, SK S7K 1X2  
P: 306.664.6118  
F: 306.664.1940

## SALES & LEASING NORTH

840 48TH STREET E  
SASKATOON, SK S7K 3Y4  
P: 306.933.2929  
F: 306.931.0882

## SALES & LEASING PROPERTY MANAGEMENT

200 – 1055 PARK ST  
REGINA, SK S4N 5H4  
P: 306.721.6116  
F: 306.721.1940