

FOR LEASE



AIRPORT INDUSTRIAL OFFICE

40-710 CYNTHIA STREET, SASKATOON SK

PROPERTY PROFILE

AVAILABLE FOR LEASE

± 2,330 SF - Unit 40

BUILDING SIZE

± 17,848 SF

LAND SIZE

± 1.37 acres

NET LEASE RATE

\$15.95 PSF

OCCUPANCY COSTS

\$7.25 PSF

UNIT PARTICULARS

- Developed 1,738 SF office and 592 SF warehouse, with additional 540 SF mezzanine
- Open work concept with boardroom and kitchen on main floor, additional open work area in mezzanine with built out private office
- Abundance of south facing glass equipped with custom blinds

BUILDING PARTICULARS

- Built in 2011
- Fully paved site with double row of customer parking stalls in front
- 23' clear ceiling height
- 3-phase electrical service

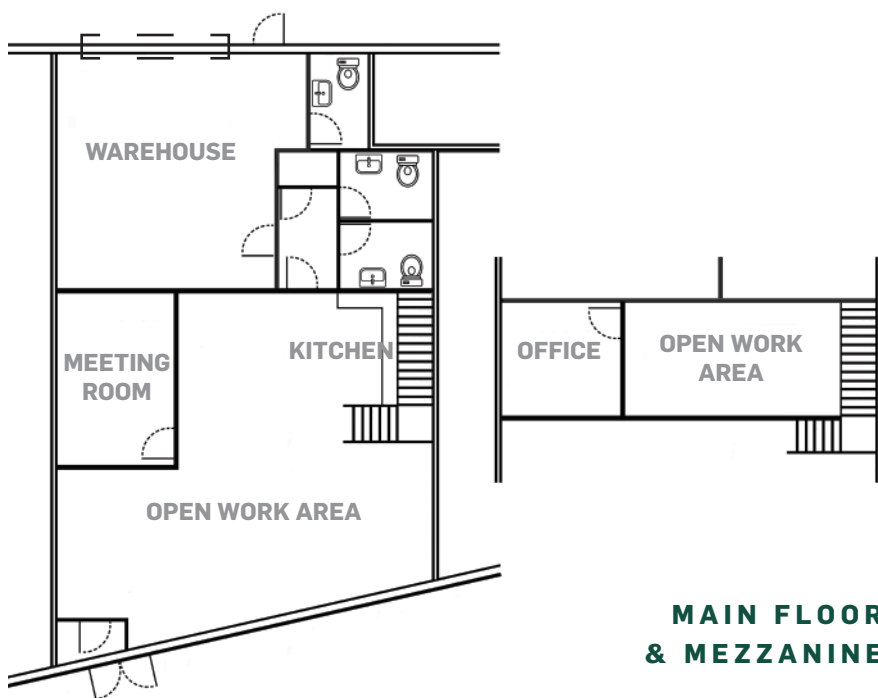
ZONING

IL1 - Light Industrial

LEGAL DESCRIPTION

Parcel 118931429

710 CYNTHIA ST



**MAIN FLOOR
& MEZZANINE**



KITCHEN

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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