

FOR LEASE

BUILD TO SUIT OFFICE / INDUSTRIAL

310 Gladstone Crescent Saskatoon, SK



PROPERTY HIGHLIGHTS

310 Gladstone Crescent is located just south of Marquis Drive and the future north commuter bridge scheduled for completion in 2018. This build to suit opportunity is expected to appeal to a variety of Industrial, Showcase, Retail, and Office users. This property has excellent exposure backing Wanuskewin Road.

- + Site Area: 2.52 AC
- + Total Building Area: 4,000-20,000 SF to users specifications
- + Zoning: IL2 (Limited Light Industrial)
- + Lease Rate: Market Rent
- + Occupancy Costs: TBD
- + Possession Date: Negotiable
- + Backing Wanuskewin road adds tremendous visibility



CONTACT US

MICHAEL J. BRATVOLD

Vice President | Managing Director
+1 306 244 1552
michael.bratvold@cbre.com

SHANE ENDICOTT

Advisory and Transaction Services
+1 306 803 5978
shane.endicott@cbre.com

CBRE Limited
410 – 22nd Street East, Suite 920
Saskatoon, SK S7K 5T6

www.cbre.ca/saskatchewan

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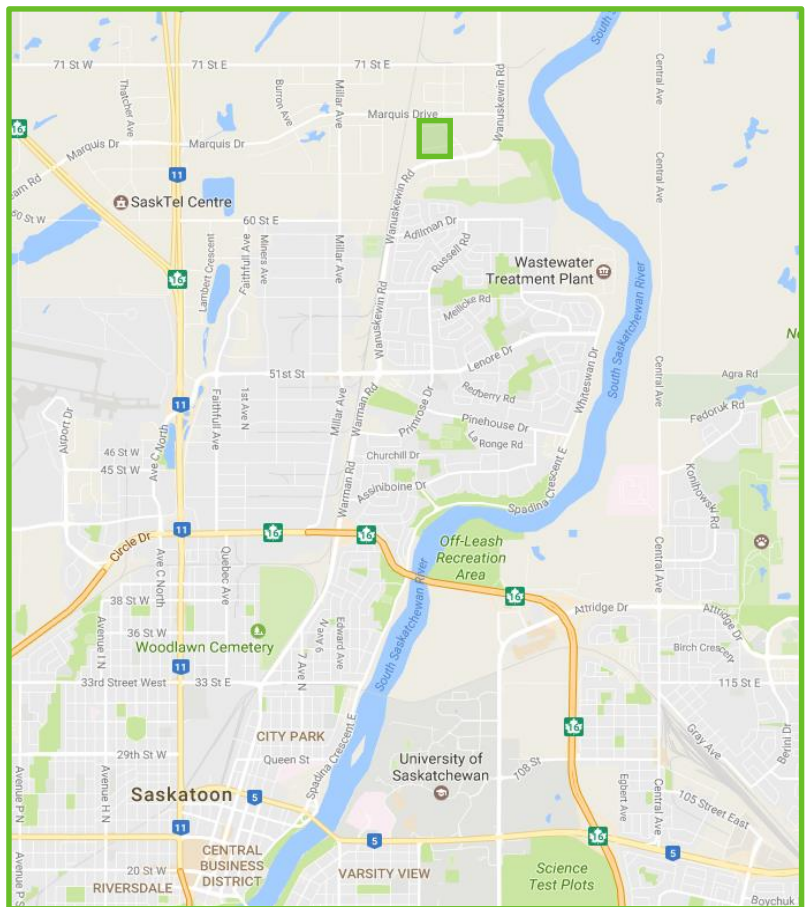
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PROPERTY DETAILS

LEGAL DESCRIPTION	Lot 7 Block 272 Plan 102031186 Ext 0
PARCEL	164957462
ZONING	Industrial
LEASEABLE AREA	4,000 – 20,000 SF to users specifications
MINIMUM RENT	Market Rates
OCCUPANCY COSTS	TBD
POSSESSION	Negotiable
LAND SIZE	2.52 acres
PARKING	Ample on site and street parking
LOADING	Overhead or dock doors as required
CEILING HEIGHT	TBA



 Subject Property

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