FOR LEASE

830 60TH STREET EAST, SASKATOON SK

OVERVIEW

830 60th is a 6.0-acre industrial site featuring two newly constructed, modern large-format warehouse buildings. This 40,000 SF facility is purpose-built for manufacturing, warehousing, and distribution operations. Designed for maximum functionality and operational efficiency, the building offers 31' front and 29' rear eave heights, providing excellent clear ceilings throughout. The facility includes powered grade-level and dock-level loading doors, with additional rough-in framing options available for additional overhead doors.

The building is serviced by a 600-volt, 800-amp, three-phase main electrical service and is equipped with an ESFR-ready fire suppression system. The site also features paved parking, paved medium-duty truck access on both sides of the property, and proportionate use of the aggregate-compacted storage compound, with the ability to provide fenced compound behind the building.

PROPERTY PROFILE

AVAILABLE FOR LEASE

830 60th St: 40,000 SF

- 10,000 SF – 40,000 SF

~~**834 60th St:** 43,750 SF~~ **LEASED**

NET LEASE RATE

$16.00 PSF (shell)

OPERATING COSTS

$5.25 PSF (2026 budget)

TOTAL SITE AREA

±6.0 acres

ZONING

IH Heavy Industrial

LEGAL DESCRIPTION

Surface Parcel 166167254

POSSESSION

Immediate

BUILDING FEATURES

OFFICE

RECEPTION

DEVELOPMENT DETAILS

- ±6.0 acres
- 830 60th St E: 40,000 SF (available)
- ~~834 60th St: 43,750 SF~~ **LEASED**

830 60TH ST E DETAILS

- ±40,000 SF (100' x 400') with 10,000 SF – 40,000 SF options in 2,500 SF increments
- Common access compound
- 40 paved parking stalls

BUILDING SERVICES

Power: 600 Volt 800 Amp 3 Phase service
HVAC: Unit heaters, HRU's, and fans
Sprinklers: 8" fire suppression system, ESFR ready

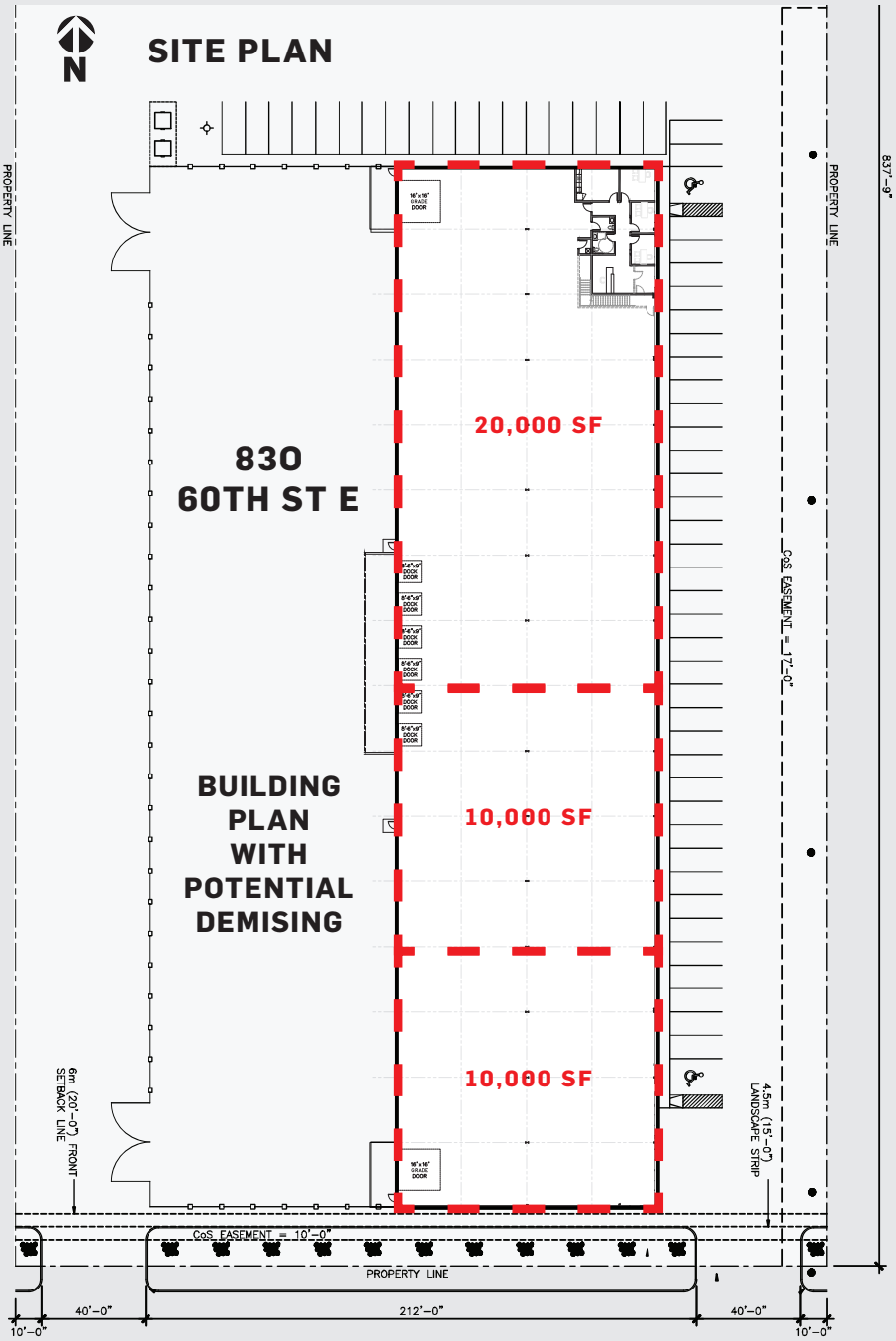
830 60TH ST BUILDING DETAILS

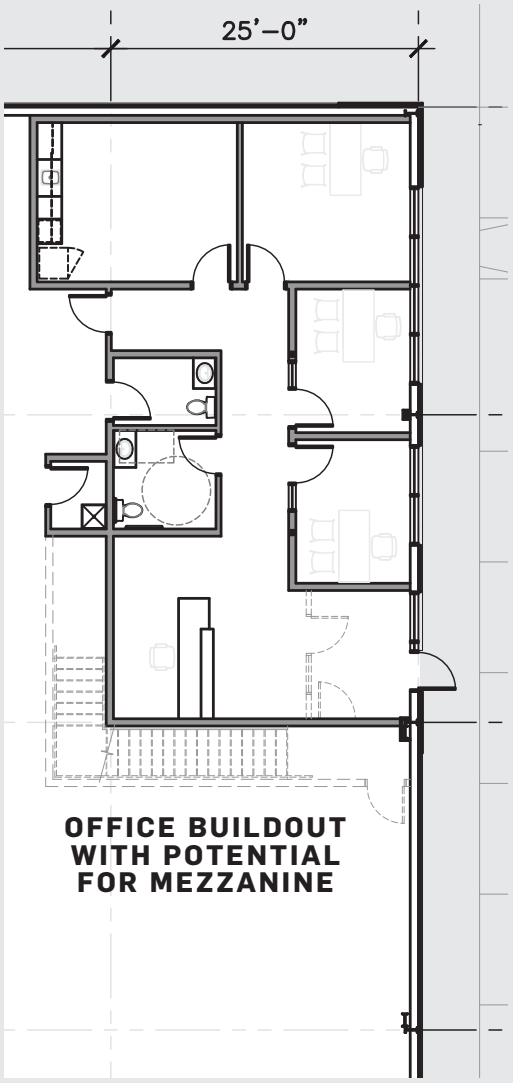
- ±1,360 SF main floor office, mezzanine ready, including (3) offices, lunchroom/boardroom, reception and (2) washrooms
- Common access compound with option to fence
- 40 paved parking stalls
- 28' – 26' clear ceiling (approx)
- (2) OH grade doors, 16' wide x 16' high; building already framed for additional OH grade doors every 25'
- (6) OH dock doors, 8'6" wide x 9' high with levelers

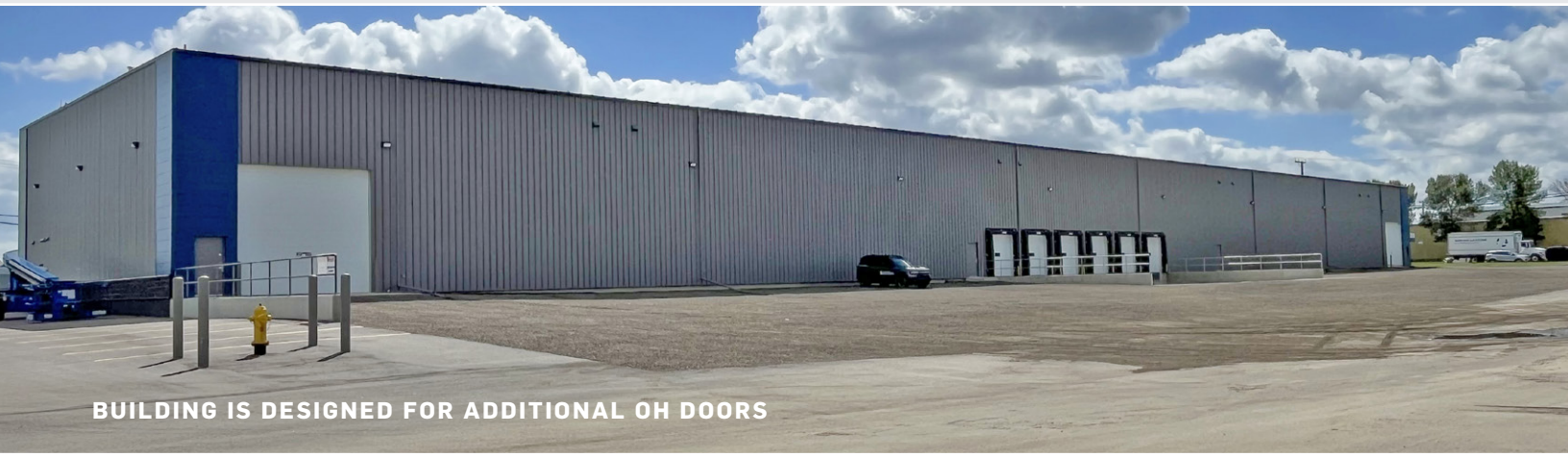
KITCHEN/STAFF AREA

OFFICE

FLOOR PLAN AND SITE PLAN







BUILDING IS DESIGNED FOR ADDITIONAL OH DOORS

830 60TH STREET EAST

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