FOR SALE

135 HENDERSON DRIVE, REGINA SK

OVERVIEW

135 Henderson Drive offers an exceptional industrial opportunity in Regina's Ross Industrial Park. Situated on 2.34 acres with IH Heavy Industrial zoning, the property features a 15,100 square foot main building complemented by two cold storage structures. The main building is constructed of concrete block with metal panel exterior, includes approximately 4,624 square feet of office space plus mezzanine, with a 18-foot sidewall height and three grade-level overhead doors as well as one dock level door, providing great utility for many users. Additional highlights include 32 on-site parking stalls, a fenced gravel yard for outdoor storage, and full municipal services. The structure is well maintained and offers good visibility on Henderson Drive near McDonald Street. This property is ideally suited for light manufacturing, or businesses requiring significant yard space and storage. With Regina's low industrial vacancy rate and strong demand for large land bases, 135 Henderson Drive represents a rare opportunity in a thriving market.

PROPERTY PROFILE

AVAILABLE FOR SALE

Main Building: ±15,100 SF
Cold Storage #1: ±2,160 SF
Cold Storage #2: ±5,700 SF

LAND SIZE

2.34 acres

ASKING PRICE

$3,599,000.00

PROPERTY TAXES

$53,825.41 (2025)

BUILDING DETAILS

- 400 Amp, 3-phase electrical
- (3) OH grade doors:
  - ±13' W x 14' H
  - ±13'4" W x 14' H
  - ±20' W x 15' H
- (1) OH dock door:
  - ±13'2" W x 14' H

NET LEASE IN PLACE

Expires September 30, 2027
(contact agent for details)

ZONING

IH - Heavy Industrial

LEGAL DESCRIPTION

Plan: 76R34974 Block: 17 Lot: D

POSSESSION

Negotiable

135 HENDERSON DRIVE

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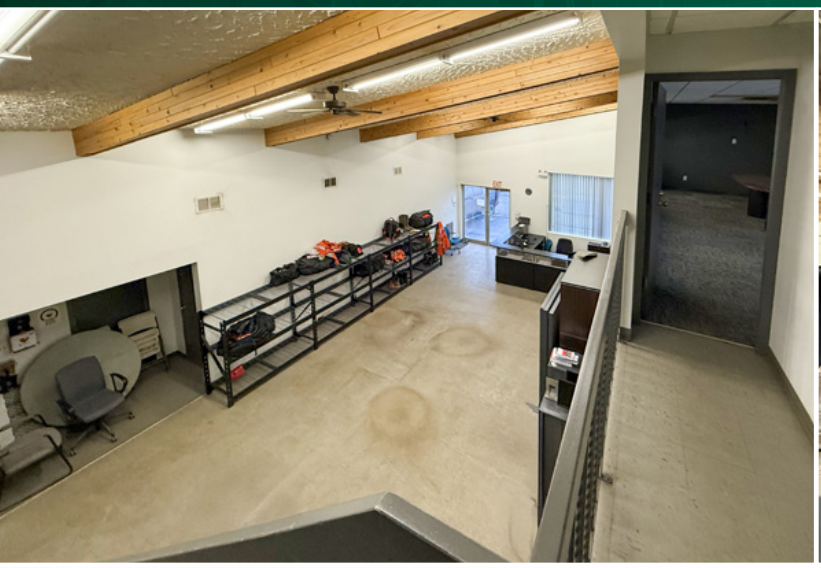

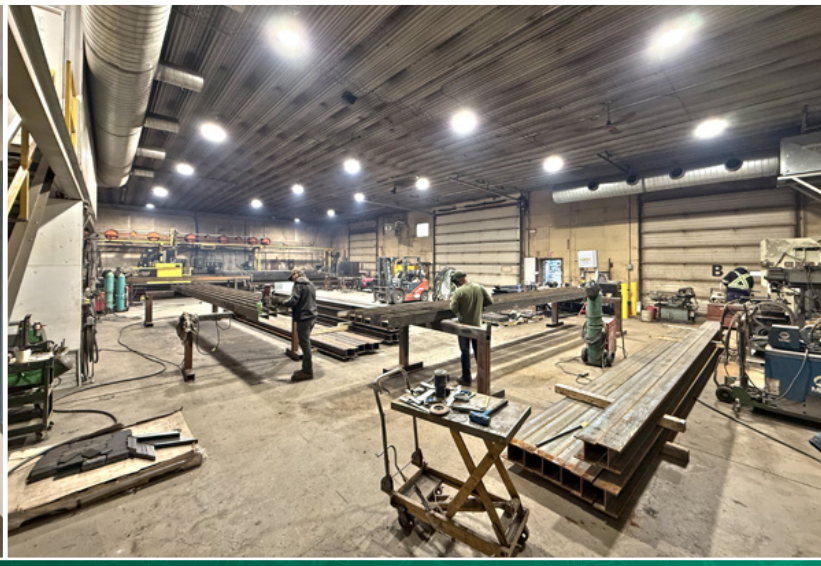

135 HENDERSON DRIVE

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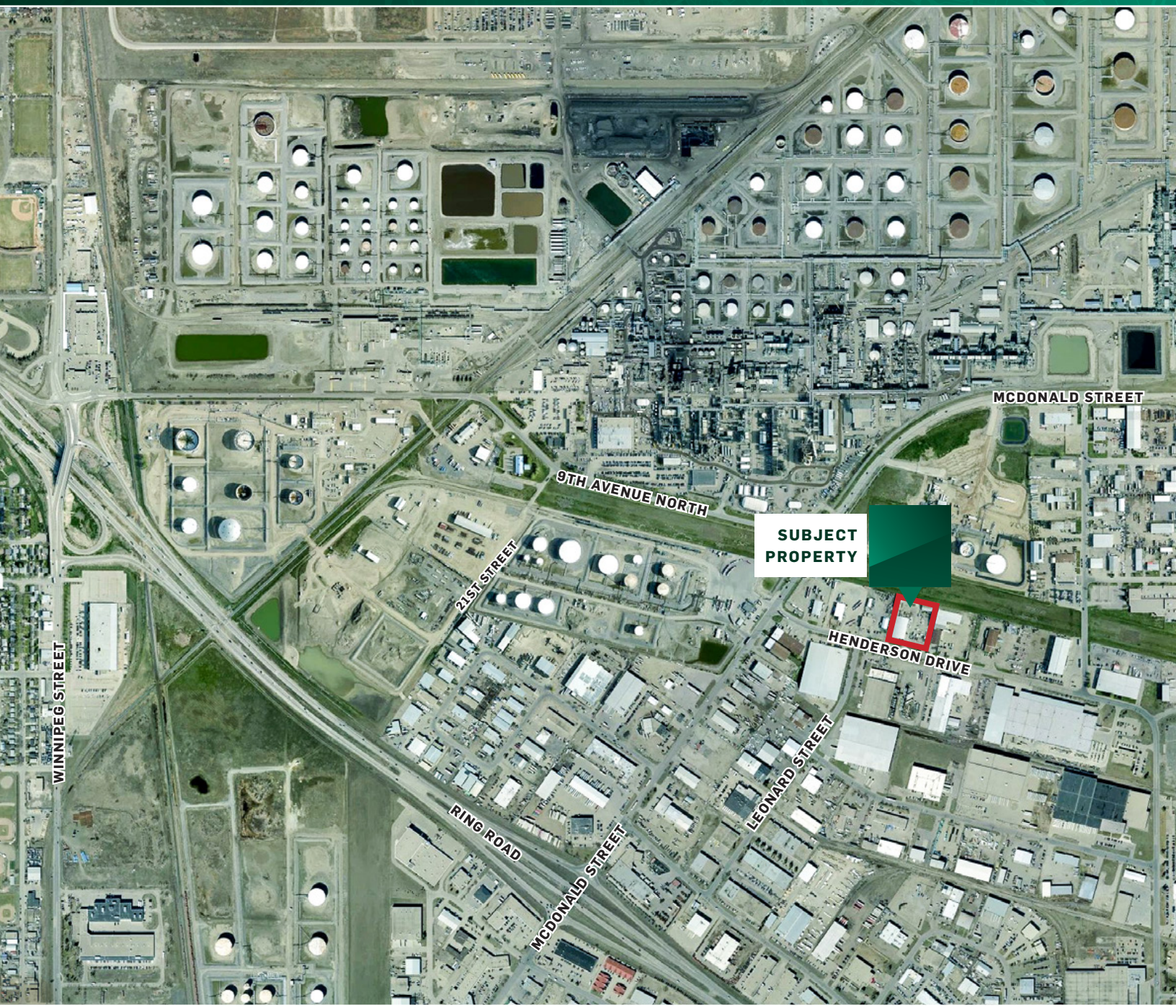

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SALES & LEASING DOWNTOWN
275 1ST AVENUE N
SASKATOON, SK S7K 1X2
P: 306.664.6116
F: 306.664.1940

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