



Hopewell[®]

3620 Burron Avenue, Saskatoon, SK

Matrix Business Park Building G



Property Profile

Prime Marquis Industrial Location

This newly constructed end-cap space is ideally situated along Burron Avenue near the new Millar Avenue and Marquis Drive intersection, offering excellent access to Highways 11, 12 and 16.

Asking:

\$15
PSF



Building G
33,407 SF



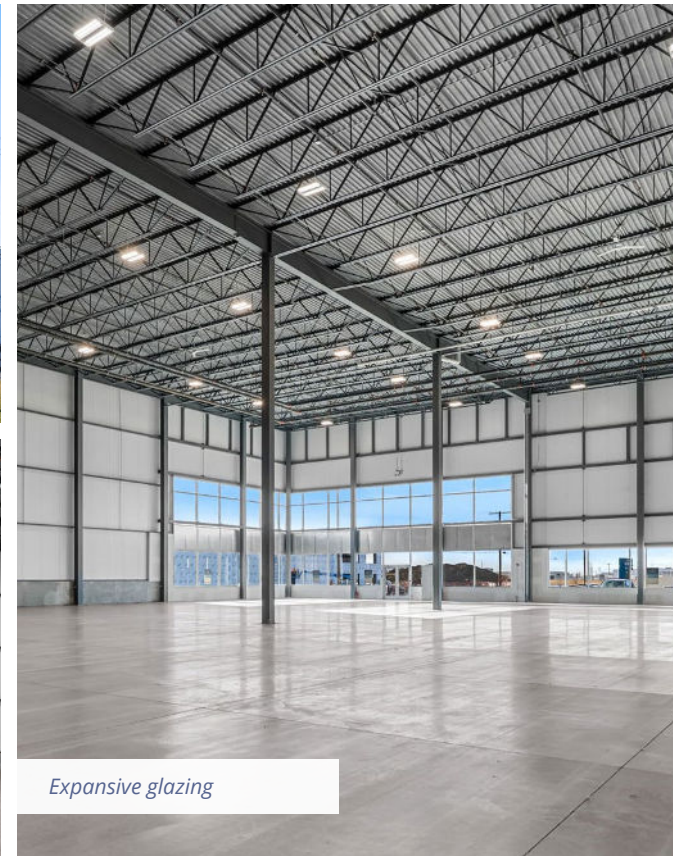
6 dock
doors



Front exterior



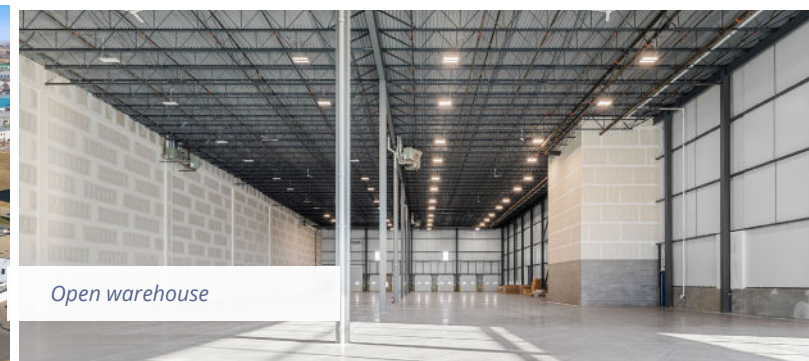
Overhead doors



Expansive glazing



Aerial view



Open warehouse

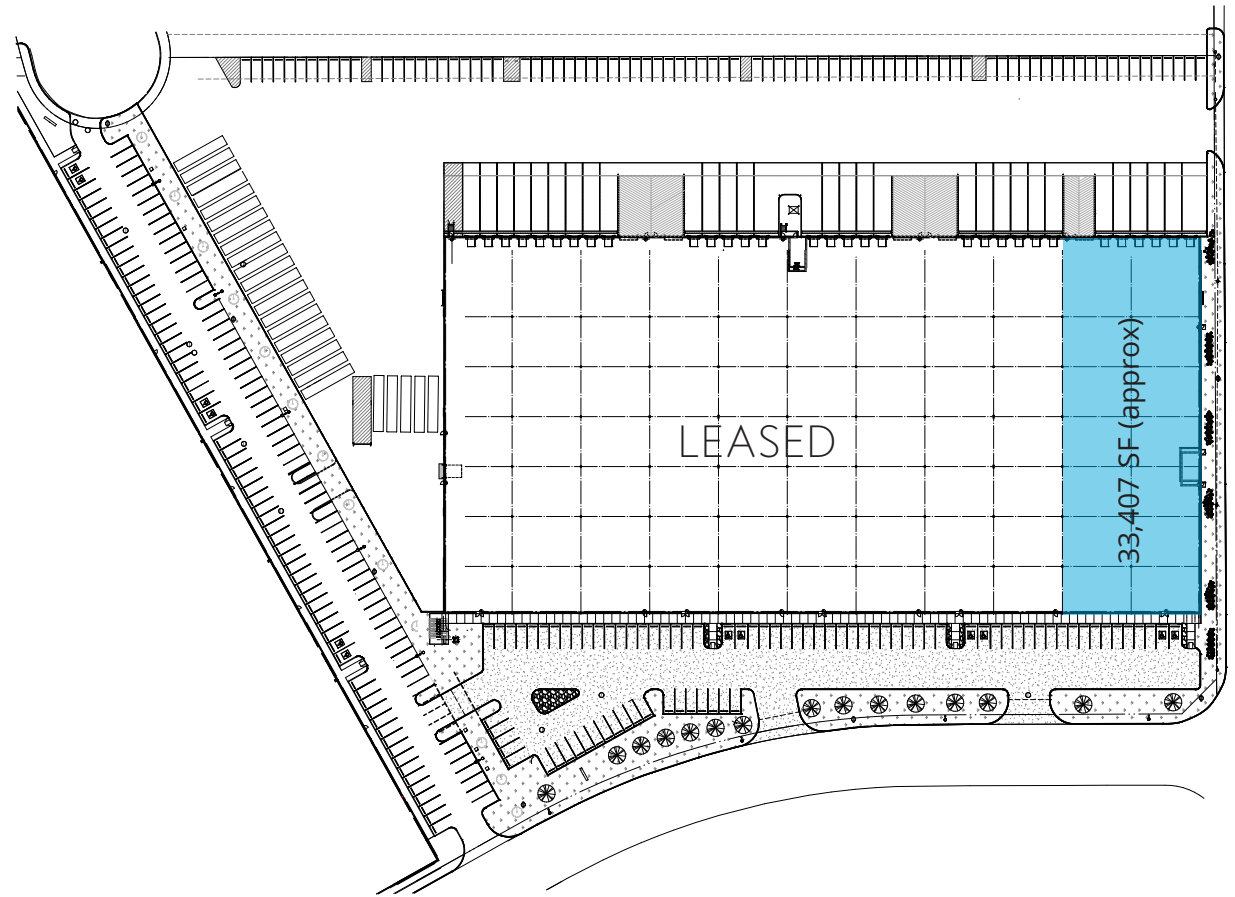


Rear loading

Property Details

Located close to key amenities, this space is perfect for businesses seeking accessibility and modern infrastructure.

Available	Building G ± 33,407 SF
Building Area	183,709 SF
Building Depth	300'
Standard Column Grid	55' x 40'
Dock Doors	Six (6) 9' x 10'
Grade Doors	One (1) 14' x 16'
Ceiling Height	40' Clear
Site Area	9.83 AC
Zoning	IH (Heavy Industrial)
Parcel	203719833
Possession	Immediate
Occupancy Costs	\$4.37/SF (est.)
Net Lease Rate	\$15.00/SF



The site features ample natural light, fully paved with both standard and heavy-duty asphalt. Enjoy convenient parking with varying ratios and an on-site EV charger.

Site Work

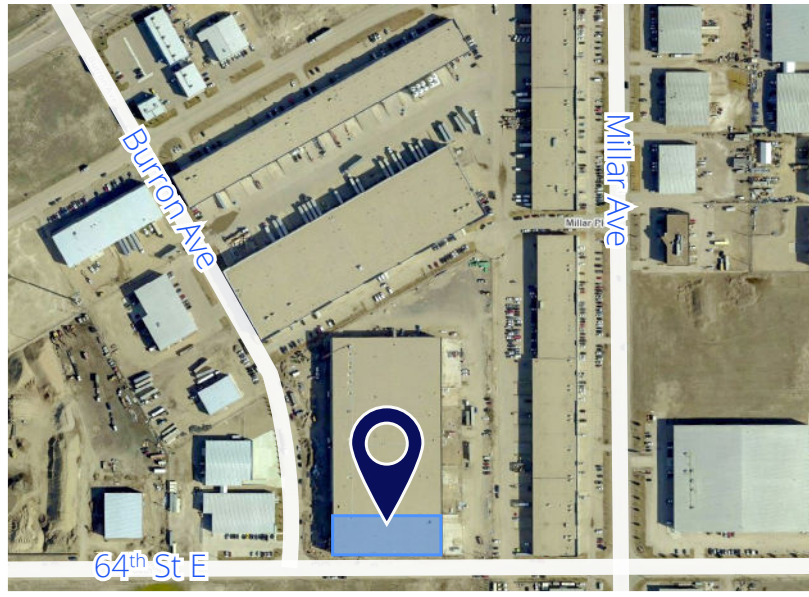
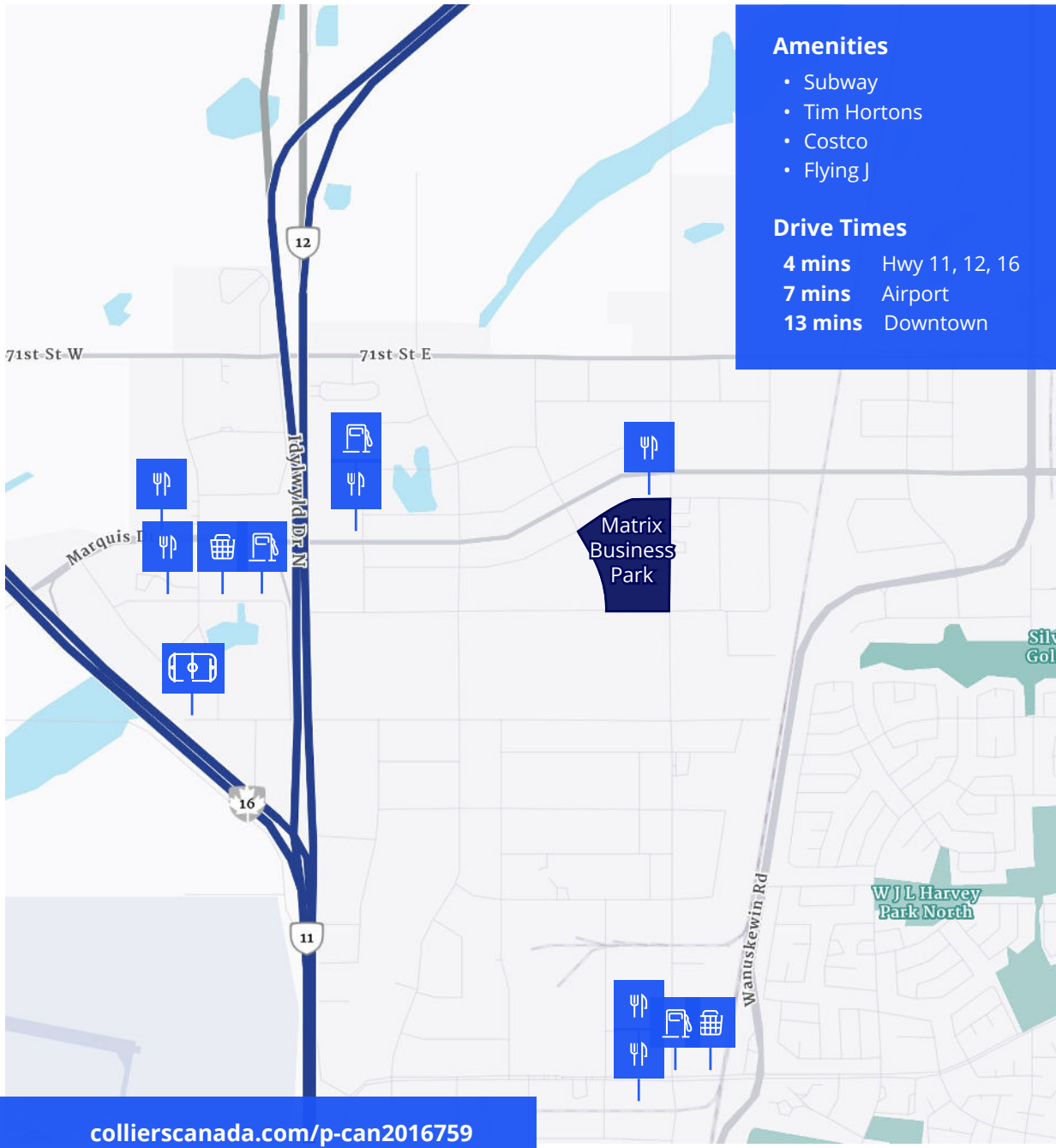
- The site is fully paved with a combination of standard and heavy-duty asphalt
- All dock loading areas equipped with heavy duty concrete aprons
- Paved single row parking with varying ratios, EV charger on site (parking lot).
- Ten (10) parking stalls.

Base Building

- 8" slab on grade with a live load capacity of $\pm 1,500$ PSF
- Roofing system composed of galvanized metal deck, R34 rigid insulation, and EPDM roofing membrane
- Lower wall assembly constructed of 4' high upstand concrete or masonry wall. Upper wall assembly constructed of R-25 insulated metal panels

Electrical & Mechanical

- Gas-fired suspended unit heaters in warehouse
- HVAC supplied by gas fired roof units
- LED lighting
- Dock doors complete with 40,000 lb levelers



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Jason Wionzek
 Senior Vice President | Sales Associate
 +1 306 227 2408
 jason.wionzek@colliers.com

Tom Deibert
 Vice President | Sales Associate
 +1 306 281 2673
 tom.deibert@colliers.com

