



**CUSHMAN &
WAKEFIELD**
Saskatoon

FOR SALE 142 ENGLISH CRESCENT

TOP QUALITY MANUFACTURING / DISTRIBUTION FACILITY



**61,250 SQUARE FEET
PRICE: \$8,495,000.00**

PROPERTY HIGHLIGHTS

- **Building Size:** 61,250 sq. ft.
 - **Office:** 7,250 sq. ft.
 - **Warehouse:** 54,000 sq. ft.
- **Land Size:** 4.63 acres
- **Zoning:** IL1 (Light Industrial)
- **Possession:** Immediate/ Arranged
- **PARCEL #** 119081729
- **TAXES:** \$104,638.21 (2018)



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With over 43,000 employees across 60+ countries, Cushman & Wakefield is a leading global real estate services firm that helps clients transform the way people work, shop, and live.

215 – 350 3rd Avenue North
Saskatoon, Saskatchewan S7K 2J1
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cushmanwakefieldsaskatoon.com



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Bay 20

Bay 10

BAY 20 HIGHLIGHTS

OFFICE

- Reception c/w desk
- Showroom
- Lunchroom
- 7 private offices
- Washrooms M/F
- Staff locker room
- Staff washroom

YARD

- 2.3 acres
- 30 Paved stalls in front
- Compacted gravel
- Chain link fence

MANUFACTURING PLANT

- Shipping office
- 3 Phase power 600A/600V
- Air exchanger 6,000 CFM
- Mezzanine 44' x 20'
- 23'9" Side wall height
- 26'1" Mid bay height
- 1-OH Door 12'H x 10'W
- 1-OH Door 14'H x 14'W
- 1-OH Door 16'H x 16'W
- 1-Dock Door 9'H x 9'W c/w levelers
- Air/Water/Electricity @ most pillars

BAY 10 HIGHLIGHTS

OFFICE

- Open entry/reception
- 7 private offices
- Board room 23' x 24'
- 1 server room
- 1 storage room
- 1 furnace room
- Air conditioned
- Washrooms (M/F)
- Coffee Bar

YARD

- 2.3 acres
- 30 Paved stalls in front
- Compacted gravel
- Chain link fence

WAREHOUSE

- Sales Area 55' x 55'
- 3-OH Doors 14'H x 12'W
- 3-Dock Doors 9'H x 9'W c/w levelers
- Radiant heat
- 8,000 sq. ft mezzanine
- Washroom
- 3 Phase power 600A 120/208V
- Side wall height 23'9"
- Mid bay height 26'1"

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