



Industrial | Warehouse

501 16 St
Battleford, Saskatchewan
Lease Opportunity



LEASE INFORMATION

Base Rent	Market
Operating Costs	Paid by tenant directly
Availability	Immediately
Term	Minimum five (5) years



SITE FEATURES

The location of the property has excellent transportation access to Highways No.4 and No.16. The site is covered in gravel and sand with fencing apparent for additional security and storage. An employee parking lot, with energized stalls is located at the southeast corner of the site.

SITE DETAILS

Address

501 16 Street
Battleford, Saskatchewan

Legal

Parcel S, Plan L333
Lot B, Parcel D, Plan L333
Lot A, Parcel D, Plan L333
Parcel G, Plan L333
Parcel M, Plan F2805

Zoning

Industrial District (M)

Type

Industrial/Warehouse

Year Built

Built in various stages since 1990. The most recent addition was completed in 2001.

Site Area

11.1 Acres

Available Area

43,821 SF

Services

All municipal services are provided to the site.

BUILDING DETAILS

Power

1200 Amp, 277/480V, 3 Phase, 4 Wire

Structure

Fabrication & Mechanic Shop – steel frame
Office – wood frame



Office Space

1,806 SF

Foundation

Shop - Concrete slab;
Office – concrete block

Ceiling Height

Shop heights vary from 40 to 50 feet in the main manufacturing component. Auxiliary shop areas vary in height from 12 to 18 feet. The freestanding mechanics shop has an estimated height of 22 to 24 feet.

Heating/Cooling

The office building is heated by forced air furnaces located in the office component.

Fabrication Shop – Gas-fired radiant heaters

Paint/Sandblasting Bays – in-floor heating system fed by boilers

Mechanics Shop – Suspended gas-fired furnaces

Numerous MUA and circulation fans are located in the fabrication and paint shops

Office – forced air furnaces



501 16 St
Battleford, Saskatchewan

SITE TOUR INFORMATION Site tours by appointment only

Matt Woolsey

780.421.4000 ext. 4 (office)
matt@yorkrealty.ca



Suite 1622, Canadian Western Bank Place
10303 Jasper Avenue | Edmonton, Alberta | T5J 3N6 | T 780.421.4000

YORKREALTY.CA