

Size
185,000 SF

Quick Access
IDYLWYLD
DRIVE N

Leasing Available
FIXTURING
MAY 2026

TENANT
SIGNAGE



FOR LEASE

MARQUIS SPEC BUILDING | SASKATCHEWAN

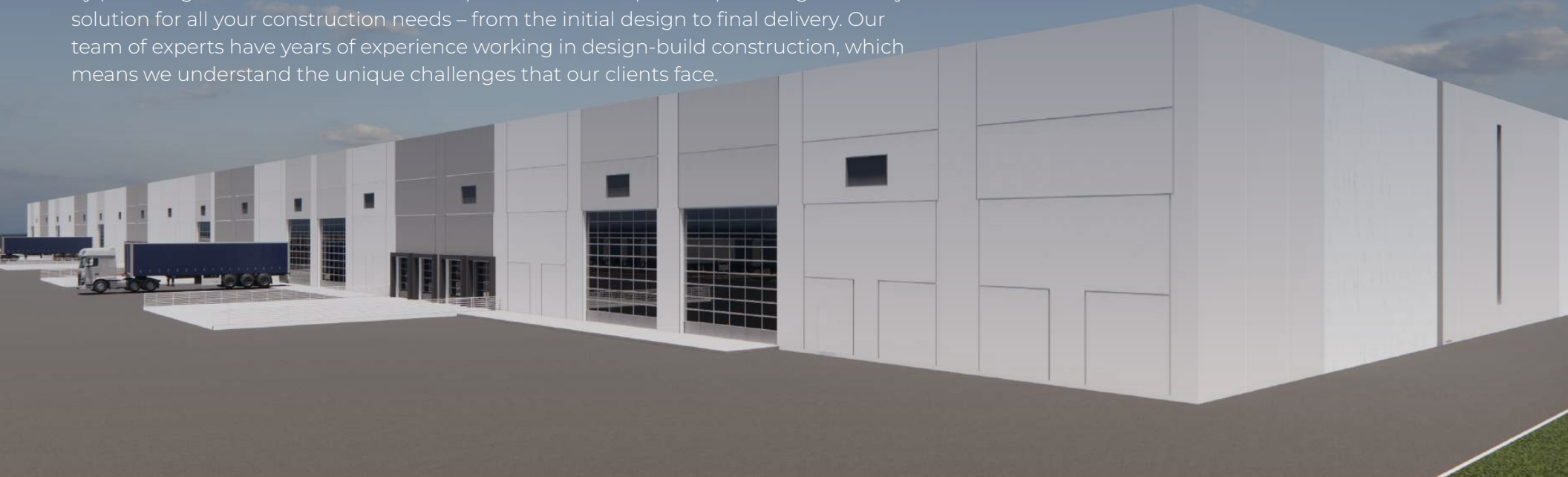
YORK REALTY

In the world of real estate development, York Realty stands out. Our timelines are quick, our spaces are truly turnkey, and our leases are simple and only as long as they need to be. Founded in Edmonton, Alberta in 1985, York Realty is a privately held, family-owned business built on grit, hard work and follow-through.

Our tight-knit team is tenacious, responsive and more than a little competitive. We will outwork other developers to get the best clients, connect them with the right properties and support their growth. As a company, York aims to make the process as effortless as possible for both brokers and tenants leasing space.

YORK CONSTRUCTION

York Construction Inc. (part of the York group of companies) is a family-owned business, with a deep commitment to our values and doing what we say. We are a highly innovative group motivated to disrupt and re-invent the construction industry by providing Construction Solutions Simplified®. We take pride in providing a turnkey solution for all your construction needs – from the initial design to final delivery. Our team of experts have years of experience working in design-build construction, which means we understand the unique challenges that our clients face.



FOR MORE
INFORMATION
CONTACT



Andrew Rudzitis
Director, Client Solutions
587.572.3175
andrew@yorkrealty.ca

Lucas Leisen
Manager, Client Solutions
780.934.2929
lucas@yorkrealty.ca

SITE PLAN

Be part of this opportunity to establish your business in one of Saskatoon's newest developments. This spec building is leading the industry and setting a new standard, offering 17 bays of premium turnkey space designed to meet the demands of today's growing businesses.

Set in the Marquis Industrial area, the property sits within Saskatoon's largest employment district. It is just 11 minutes (6.7 km) from Saskatoon International Airport and 1 minute (500 m) from Idylwyld Drive N, connecting your business to key trucking routes and commercial corridors across Saskatchewan and Canada's western provinces.

  6.7km
Saskatoon
International Airport

  500m
Idylwyld Drive N



LOCATION

Siemens Ave and
Marquis Drive
Saskatoon, SK

71 STREET

MILLAR AVE

IDYLLWYLD DRIVE N

CURRENT VACANCY

SIEMENS AVE

MARQUIS DRIVE

ACCESS

Easy access from
Idylwyld Drive North,
71 Street and
Marquis Drive

LEASE RATE

Market

OP COSTS

TBD

BUILDING



CLEAR HEIGHT

28'



ZONING

1LI -
GENERAL LIGHT
INDUSTRIAL DISTRICT



YEAR BUILT

2026



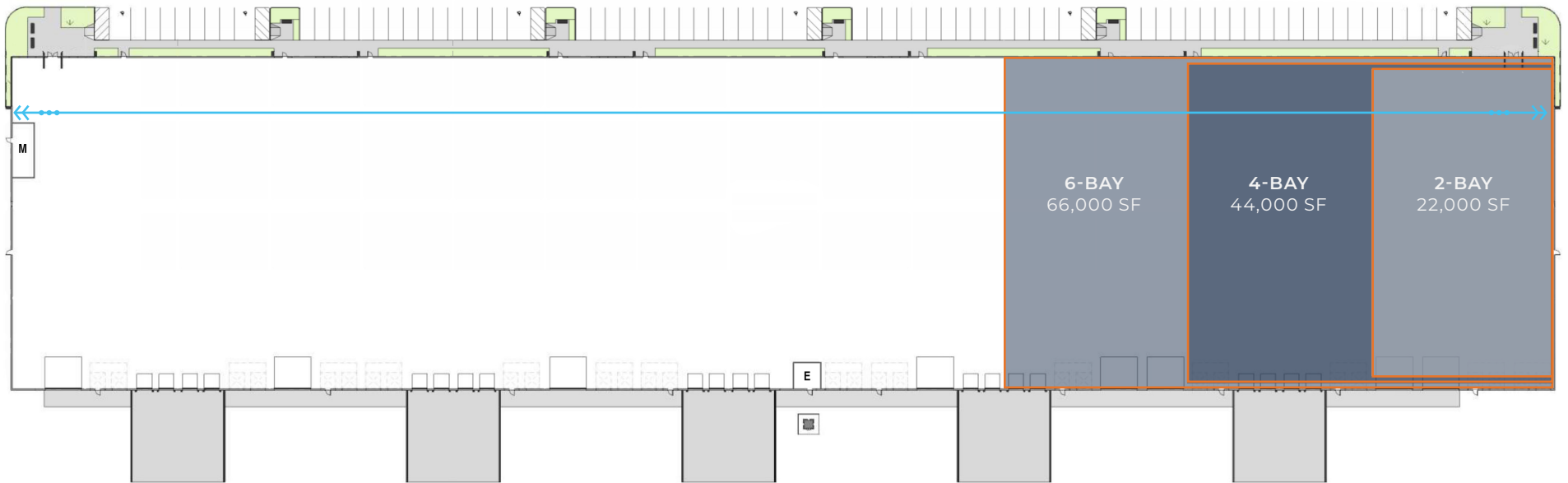
PARKING

76 Stalls



AVAILABLE

185,000 SF



UP TO 185,000 SF
Proposed Spec Building

POSSIBLE DEMISING OPTIONS AVAILABLE



TENANT
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