

FOR SALE / FOR LEASE: MARKET

Single Tenant Warehouse / Office Building

101 Jahn Street, Estevan, SK S4A 2A7



Sale Price: MARKET

Property Description

- Single-tenant office/warehouse located in Frontier Development Industrial Park which borders Highway No.39 and Shand Road. Building measures 11,846 sq.ft and is situated on 5.5 acre site. Building is pre-engineered steel construction. The office component of the building has been demolished, brought back to the framing. Purchaser / Tenant has the ability to make alterations to the interior layout as desired. Office layout currently designed to have 3 offices, mens/womens washrooms, file/storage room on the main level and 2 offices, mens/womens washroom, and boardroom on the 2nd level.

Contact for further details

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PROPERTY DETAILS:

Lease Rate

- Market / Negotiable

Operating Costs & Property Taxes

- TBD (est. \$4.00 psf)

Zoning

- HPCI - High Profile Comm/Industrial

Year Built

- 2012

Building Size

- Office: 4,480 sq.ft (on two levels)
- Shop: 7,366 sq.ft
- Total: 11,846

Ceiling Height

- 26' clear

Land Size

- 5.5 acres
- 4.94% Site Coverage
- Fenced in secure compound

Electrical

- 400 amps @ 347/600V

Loading

- 3 Drive through bays. Total of 6 (18' x 18') drive-in doors

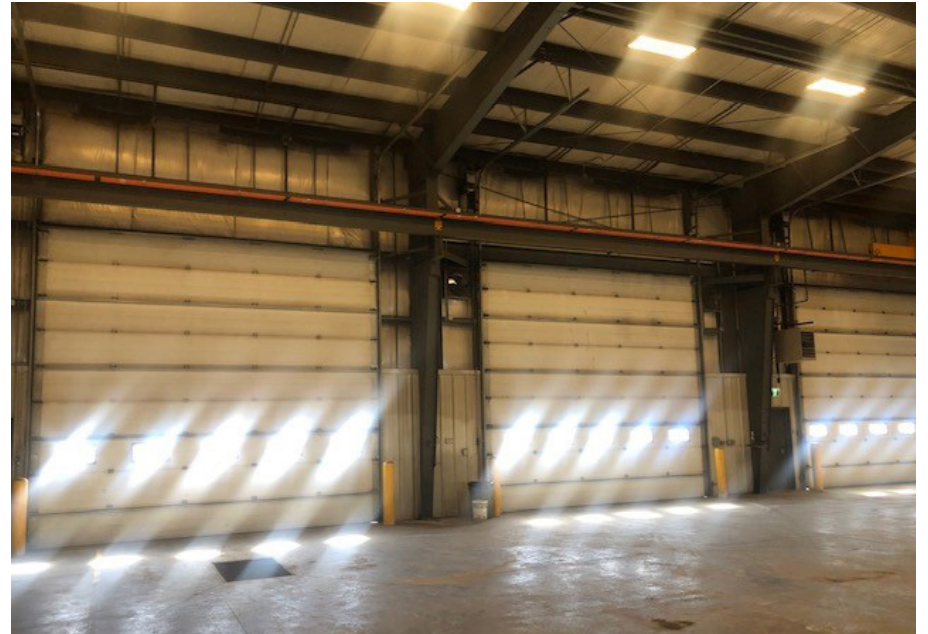
Crane

- 1 x 7.5 tonne overhead crane

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