

# \$ - 4017 Brodsky Avenue, Saskatoon

MLS® #SK996818

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0 Bedroom, 0.00 Bathroom, 12,400 sqft  
Industrial

Marquis Industrial, Saskatoon, Saskatchewan

Available for occupancy in June 2025, the property at 4017 Brodsky Ave. features 12,400 SF of clear span construction. 62' Deep Bays, 5 Bays ranging from 2,356 SF - 2,604 SF Bays Each; Can be combined up to 12,400 SF.

Each bay will include one 12'x12' grade level overhead door, high bay lighting in warehouse, 100 A, 230/208 V, 3 Phase electrical panel, as well as rough ins for washrooms and floor drains. Landlord can build out offices based on tenants requirements. Ample parking on-site, with 50 parking stalls available. Excellent exposure on 71st St., conveniently located on the Northwest corner of Brodsky Ave. and 71st St. E. This property has great access to all north end roadways and the Chief Mistawasis bridge provides easy access to the east side. \$13.95 PSF Net Rent; \$4.35 PSF Occupancy Costs (id:6289)

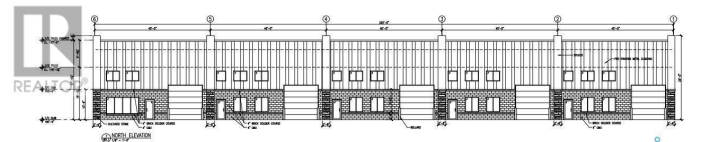
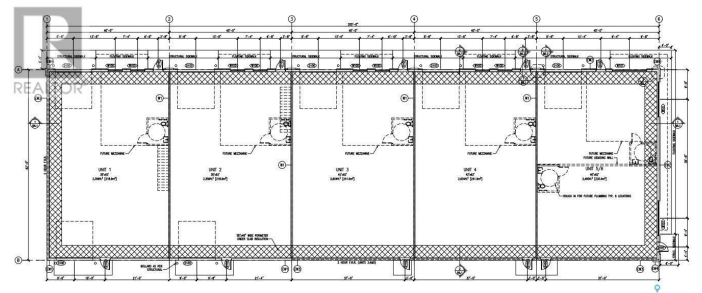
Built in 2025

## Essential Information

Listing #	SK996818
Bathrooms	0.00
Square Footage	12,400
Year Built	2025
Type	Industrial

## Community Information

Address	4017 Brodsky Avenue
Subdivision	Marquis Industrial



City	Saskatoon
Province	Saskatchewan
Postal Code	S7P0C9

### **Listing Details**

Listing Office	RE/MAX Saskatoon
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