



FEATURED BENEFITS

Bright space for a variety of uses.



Good access for truck & trailer to loading area to one (1) dock door



Ample on-site shared parking

5,793 SF Available

FOR LEASE

\$9.85 PSF Net



End cap unit and centrally located

Accelerating success.



2365 2ND AVENUE // FOR LEASE

Perfect for light industrial, recreational, industrial office users



BUILDING DETAILS

COMMENTS

room for trucks.

industrial office users.

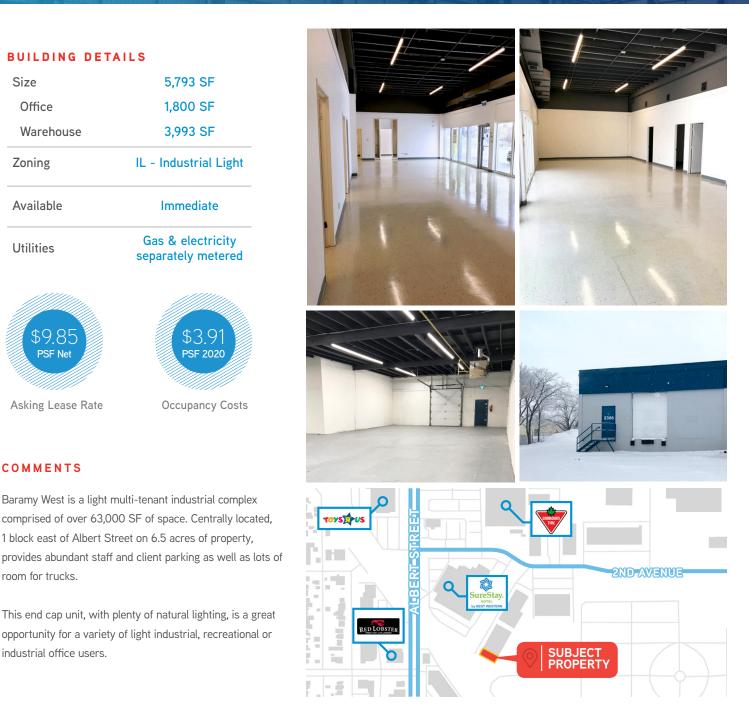
| Size | 5,793 SF |
|-------------------|---|
| Office | 1,800 SF |
| Warehouse | 3,993 SF |
| Zoning | IL - Industrial Light |
| Available | Immediate |
| Utilities | Gas & electricity separately metered |
| \$9.85 PSF Net | \$3.91 PSF 2020 |
| Asking Lease Rate | Occupancy Costs |

Baramy West is a light multi-tenant industrial complex comprised of over 63,000 SF of space. Centrally located,

1 block east of Albert Street on 6.5 acres of property,

This end cap unit, with plenty of natural lighting, is a great

opportunity for a variety of light industrial, recreational or



GLEN HILL Senior Vice President | Partner **P:** +1 306 535 0604 glen.hill@colliers.com

JOHANNE ZOLC Senior Sales Associate **P:** +1 306 536 9364 johanne.zolc@colliers.com

Colliers International 2505 11th Avenue, 2nd Floor Regina, SK | S4P 0K6 +1 306 789 8300 www.collierscanada.com

This document/email has been prepared by Colliers International for general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and / or its licensor(s). Colliers Macaulay Nicolls Inc., Brokerage. © 2017. All rights reserved.