

FOR LEASE > INDUSTRIAL

447 Henderson Drive

REGINA, SK



ARTIST RENDERING

For Lease > Industrial Property

Located on the south east corner of Henderson Drive and Sioux Street, this built-to-suit opportunity will become a focal point of the former SGI site that now includes Westridge Construction's head office as well as Gescan's new office/warehouse.

Up to 23 parking stalls, depending on final design.

Access off Sioux Street and Henderson Drive.

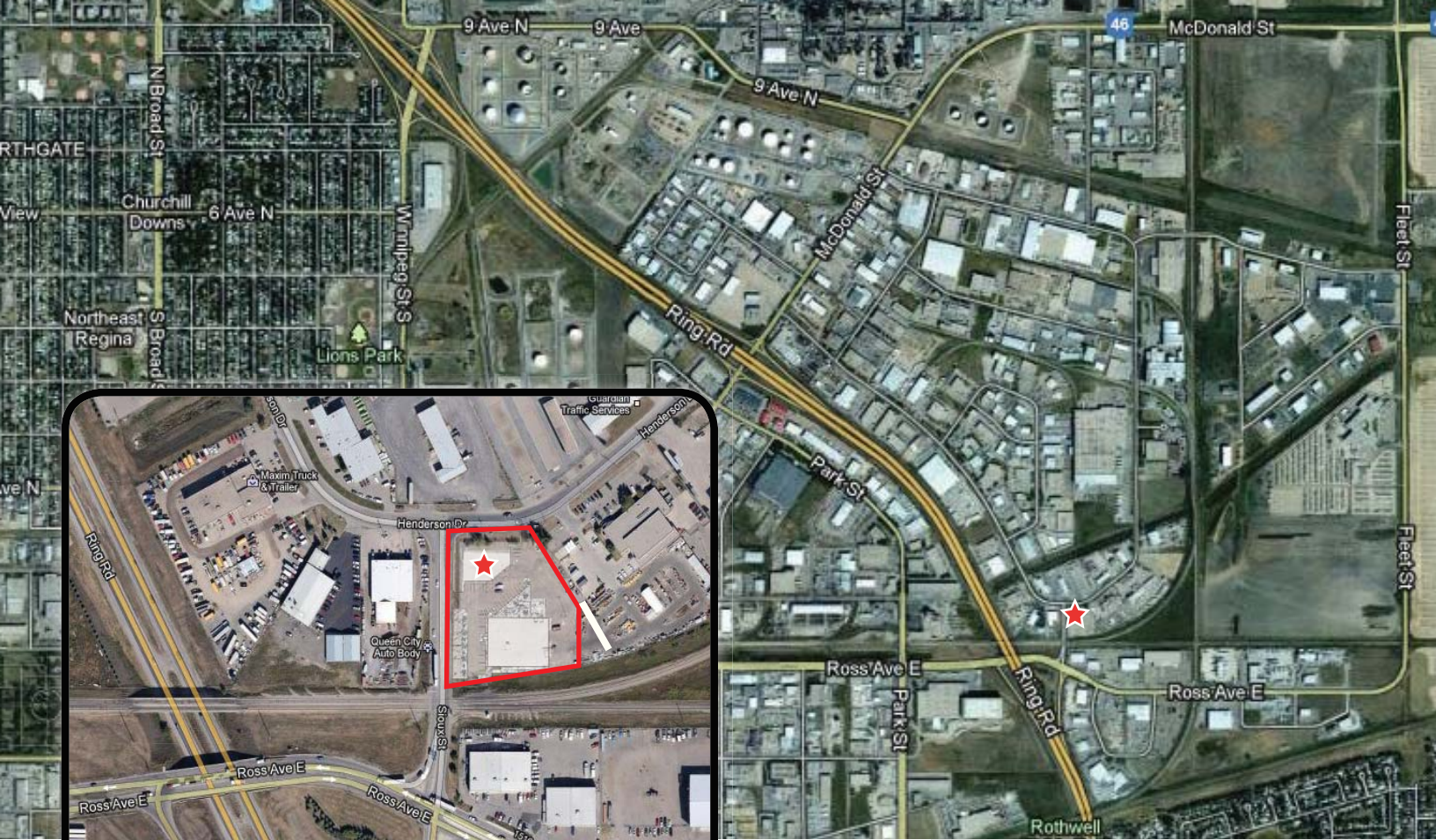
Building Size > 6,000 - 7,000 SF
Mezz Level > 2,500 - 3,000 SF

One grade level overhead door

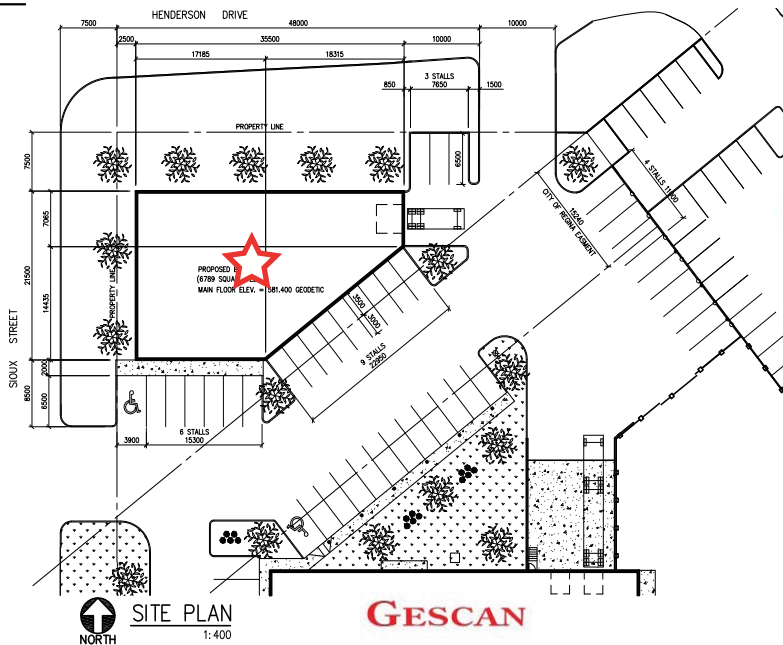
Lease Rate > \$12.00 /SF net*
Op Costs > \$3.00 /SF est.

***subject to final design and
interior build-out**

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Site Plan



WESTRIDGE
CONSTRUCTION LTD.

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