



# For Sale/Lease

345-363 Maxwell Crescent,  
Regina, SK

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## Opportunity

345-363 Maxwell Crescent is a versatile industrial property featuring open warehouse with two storeys of office space. Functional loading includes two dock doors and two grade-level doors for flexible operations. The warehouse space includes a 12,000 CFM make up air unit. A large, secured compound offers abundant yard, parking, and outdoor storage - ideal for fleet operations or a lay down yard. Located near the Ring Road and multiple highways allows access across the city and beyond. Available for lease as a single-tenant facility, or a buyer can strategically lease out a portion of the building or compound for income flexibility. A rare blend of building utility and significant land not often found inside the city limits.



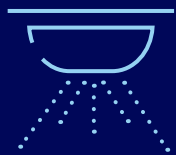
## Features



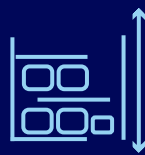
2 dock &  
2 grade doors



800 Amps 600/347V  
electrical equipment



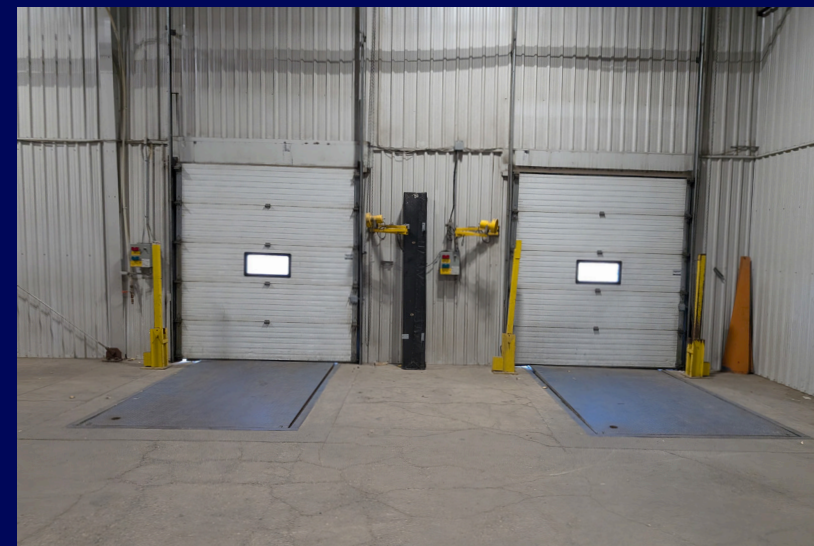
Sprinkler system



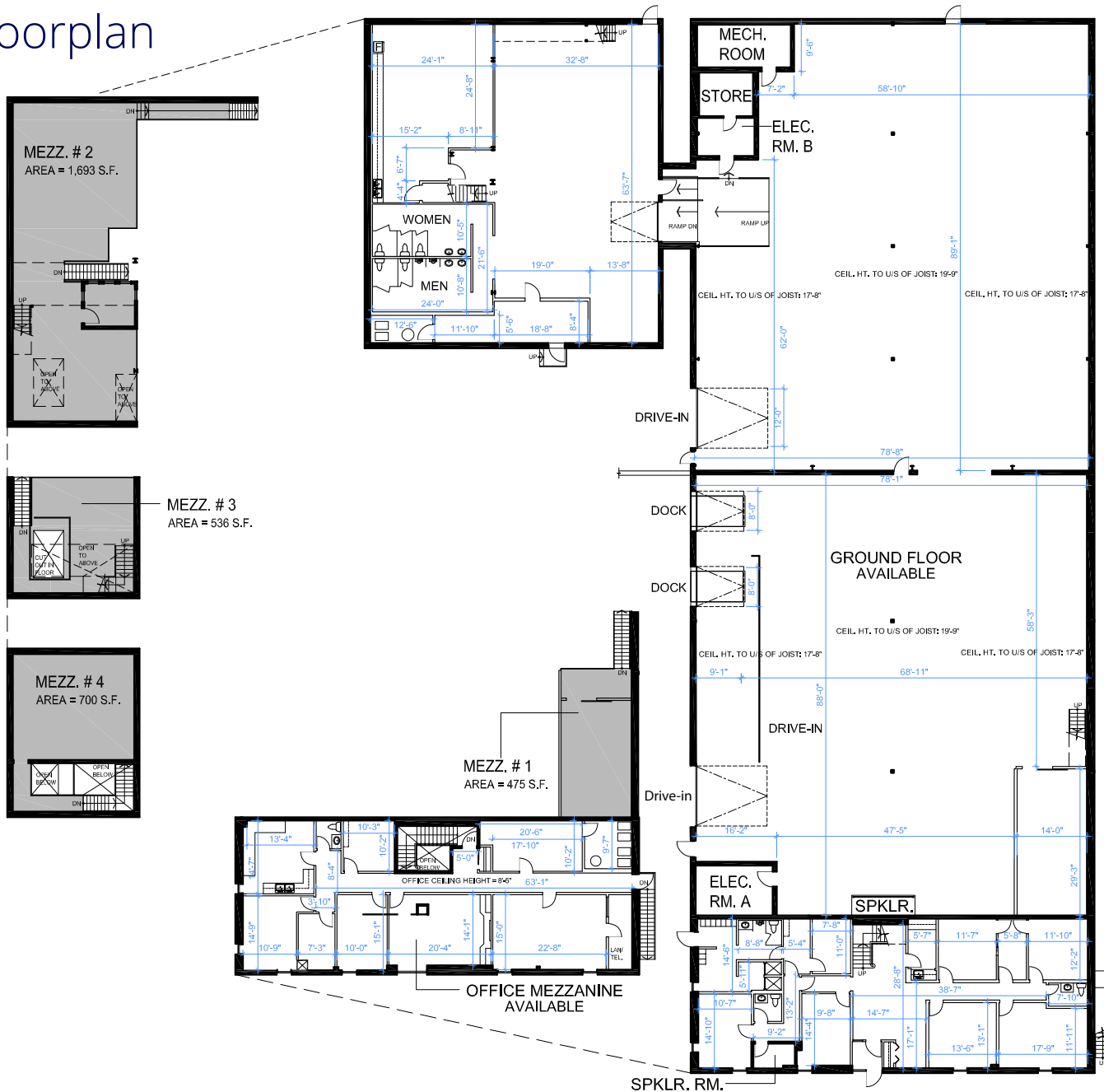
19' 9" height at center



±5,000 SF of office



# Floorplan



# Property Details

**Available** Immediately

**Asking Price** \$4,250,000

**Net Lease Rate** \$11.25

**Available Area** 23,415 SF

**Land Size** 3.43 Acres

**Zoning** IL

**Occupancy Costs** \$5.95 PSF

**Property Taxes** \$3.30 PSF



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