

841 Roulston Street

841 Roulston Street
Regina, SK, S4N 3W2
www.cbre.com/841roulston

9,213 SF of Industrial Space For Lease in Ross Industrial



Property Overview

This property offers 9,213 sq. ft. of functional industrial space with a front office and showroom, a large shop and warehouse area, and a second-floor mezzanine for extra storage or workspace. It includes one dock door and one grade-level door for easy loading and unloading.

Located in Regina's industrial district with convenient access to major routes, this space is ideal for warehousing, distribution, or light manufacturing. Lease rates are \$12.50 per sq. ft. net plus \$5.50 per sq. ft. operating costs.



Details

- + Size: 9,213 sq. ft.
- + Net Rent: \$12.50 per sq. ft.
- + Operating Costs: \$5.50 per sq. ft.
- + Loading: 1 dock door and 1 grade-level door
- + Layout:
 - Front office and showroom area
 - Large shop/warehouse space
 - Second-floor mezzanine for additional storage or workspace



Contact Us

Walker Moulding

Associate Vice President
+1 306 525 2273
walker.moulding@cbre.com

Erik Mehlsen

Sales Associate
+1 306 525 2273
erik.mehlsen@cbre.com

Mariah Taylor-Mackin

Sales Associate
+1 306 525 2273
mariah.taylormackin@cbre.com

© 2023 CBRE, Inc. All rights reserved. This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.