

135 York Road East, Yorkton, Saskatchewan

FOR LEASE — INDUSTRIAL FACILITY ON HIGHWAY 16 (YELLOWHEAD)

- Lease Rate

\$6.00 per sq ft (Net)

- Occupancy Costs

Approx. \$1.35 per sq ft

- Building Size

~93,050 sq ft + 4,450 sq ft
second floor

- Land

~10.9 acres

An approximately 93,050 sq ft industrial building (footprint) with an additional second floor of approximately 4,450 sq ft, on approximately 10.9 acres. Highway frontage, high visibility, heavy load flooring, railway access and 400 volt / 800 amp three-phase power.

Drone Footage

 [Watch Drone Footage on YouTube](#)



Property Overview

Key Details

Property Type	Industrial — Land with Building
Main Floor Footprint	Approximately 93,050 sq ft
Second Floor	Approximately 4,450 sq ft additional
Land Size	Approximately 10.9 acres
Zoning	M-1 Industrial
Possession	Immediate

Lease Highlights

Lease Rate	\$6.00 per sq ft per annum (Net)
Occupancy Costs	Approx. \$1.35 per sq ft per annum (building insurance, property taxes and property management)
Renewal Option	Available
Environmental Audit	Completed
Information Package	Available to qualified tenants

Building Specifications

Power

400 volt / 800 amp three-phase — ready for heavy industrial and manufacturing use.

Flooring

Heavy load flooring throughout the plant, suited to heavy equipment and machinery.

Ceiling Height

Approximately 15–16 ft clearance through most of the warehouse, with a smaller area behind the office section at approximately 10 ft.

Heating & Cooling

Air conditioning, electric heat, floor model furnace, overhead unit heaters and rooftop HVAC.

Compound

Fully fenced compound with an abundance of parking.

Overhead Doors

Main (Legend) Side

Three doors — approximately 14' x 20' each

Additional Warehouse Door

Approximately 18' x 30'

New Showroom Door

Approximately 12' x 18'

Warehouse Door (beside showroom)

Approximately 16' x 20'

Interior Layout

Main Entrance — Right Side

5 private offices, 1 meeting room and 2 large open workspace areas.

Main Entrance — Left Side

1 office, a conference room and a large open work area of approximately 30' x 36' — room for a sizeable team.

Second Floor

6 offices and an open work area of approximately 22' x 31'.

Shipping & Receiving

4 additional offices serving the shipping and receiving area.

Central Two-Storey Section

Main floor with change rooms and a large washroom area; upper floor with storage rooms, a larger work area and 2 offices.

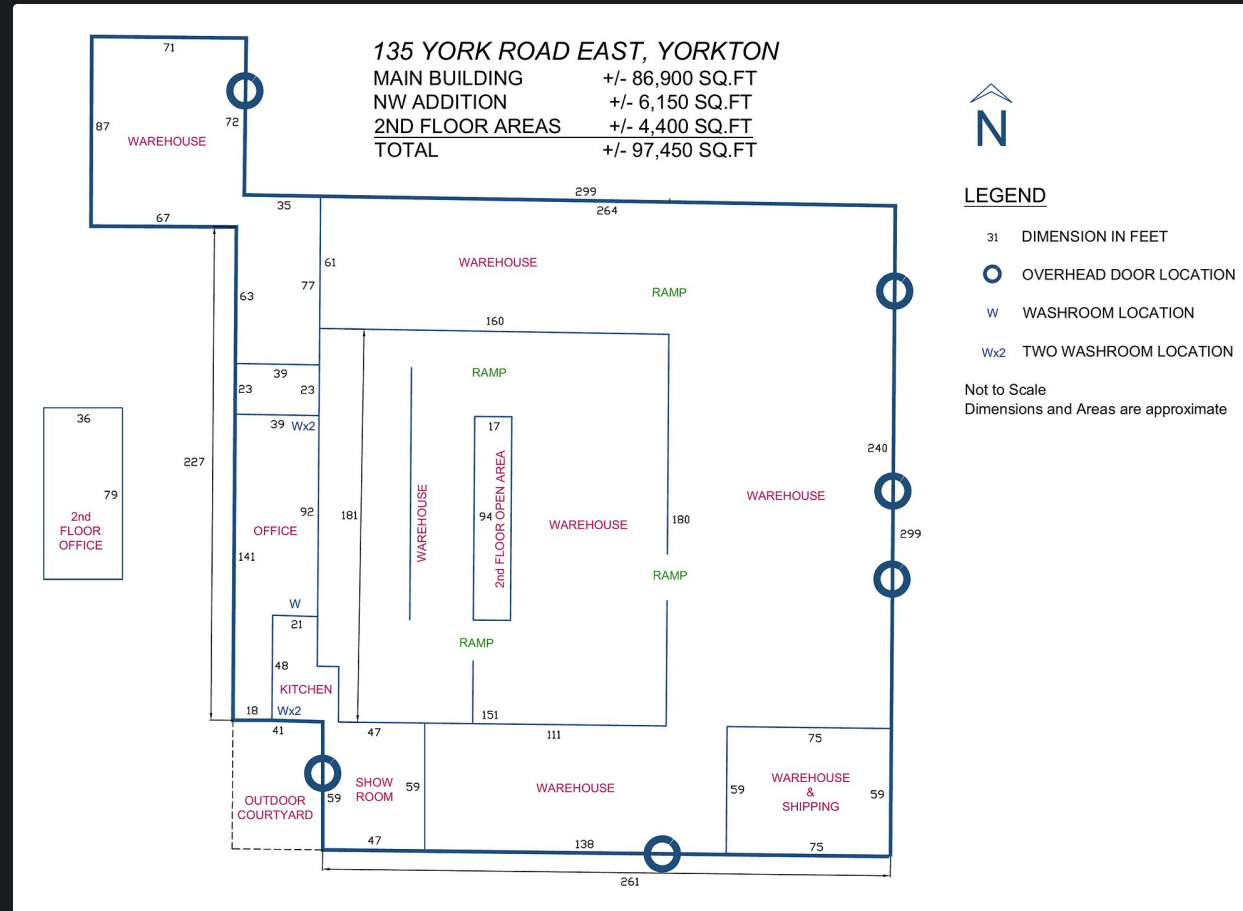
Warehouse & Plant

Expansive open plant floor with heavy load flooring and multiple overhead doors.

Site Plan



Floor Plan



Location & Site

Strategically located along Highway 16 with direct access to the Yellowhead Highway, the property provides excellent connectivity for transportation and logistics. The expansive site offers significant potential for future development or expansion, making it well-suited for a wide range of industrial users.

This asset presents an ideal opportunity for businesses seeking a functional, well-located facility with long-term growth potential in a steadily developing region.



Highway Frontage & High Visibility

Frontage along Highway 16 with exposure to passing traffic.



Railway Access

Rail access for bulk shipping and receiving.



Secure Yard

Fenced compound for equipment, inventory and vehicle storage.



Room to Grow

Expansive site with potential for future development or expansion.

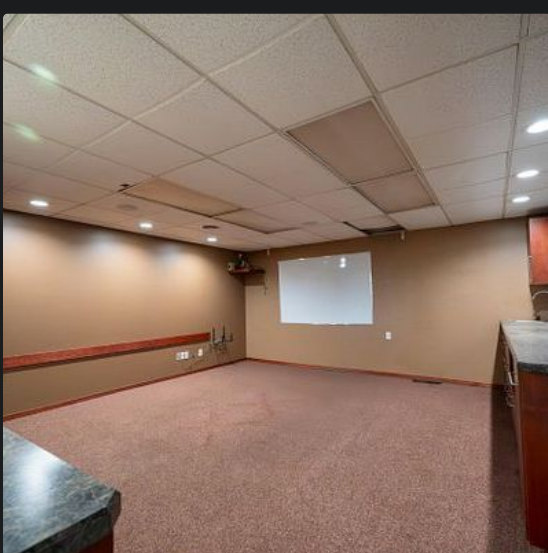
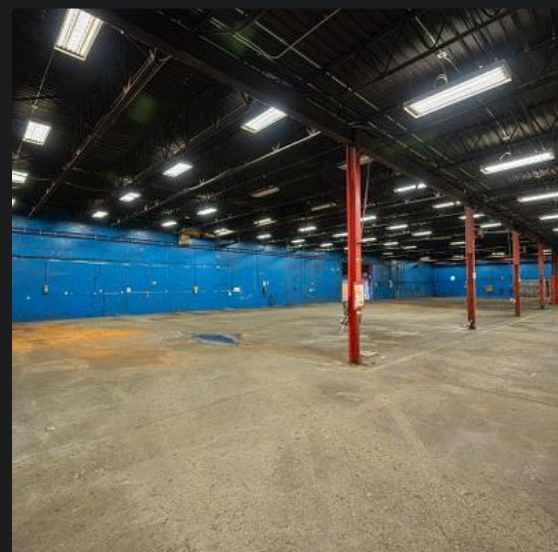
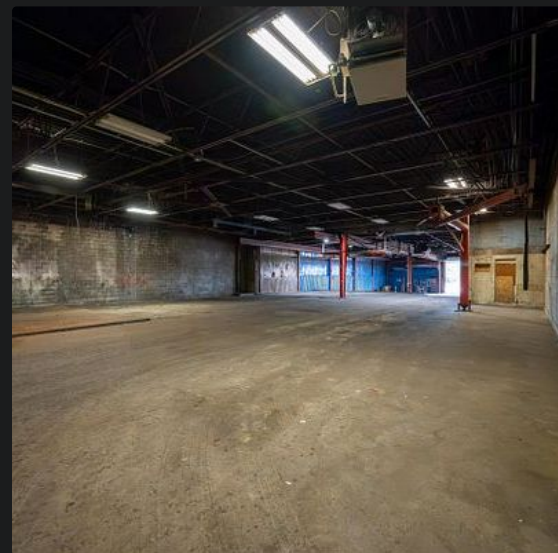


M-1 Industrial Zoning

Supports manufacturing, warehousing, distribution, fabrication, agricultural equipment and a wide range of industrial and service uses.

Property Photos

Explore a comprehensive visual tour of 135 York Road East, showcasing the property's key features, facilities, and strategic location. These images provide just a brief look at the industrial building's exterior, interior layouts, and surrounding site, giving prospective tenants a glimpse of what this exceptional facility offers.



From the expansive warehouse floor to the well-appointed office spaces and secure outdoor compound, each photograph highlights the functionality and versatility of this prime industrial asset. View the modern amenities, robust infrastructure, and the overall readiness of the property for your business operations.

Yorkton — East-Central Saskatchewan's Regional Hub

Yorkton is the commercial, industrial and service centre for east-central Saskatchewan, with approximately 18,000 people in the Yorkton area and a regional trading area of approximately 100,000 people within 150 km — the third-largest trading district in the province, with a catchment that extends into western Manitoba.

The city is the largest centre on the Yellowhead Highway between Saskatoon and Winnipeg and sits at the junction of Highway 16, Highway 9 (a direct route to the U.S. through North Dakota) and Highway 10. It is served by both CN and CP rail and the Yorkton Regional Airport.

Yorkton's economy is anchored by agriculture and agri-food processing — including two canola crushing plants, four grain elevators and one of the largest oat-milling plants in the country — along with advanced manufacturing, potash mining, transportation, retail, healthcare and regional services. Home to more than a thousand businesses, Yorkton offers industrial users a reliable workforce, a broad customer base and direct access to markets across Western Canada.

Yorkton at a Glance



Population

Approximately 18,000 in the Yorkton area; trading area of approximately 100,000 within 150 km.



Transportation

Yellowhead Highway 16, Highways 9 and 10, CN and CP rail, Yorkton Regional Airport.



Economy

Agriculture, agri-food processing, manufacturing, potash, transportation, retail and regional services.



Distances

Approximately 190 km to Regina, 325 km to Saskatoon, 450 km to Winnipeg.

MI-1 Light Industrial Zoning – Potential Uses

With approximately 93,050 sq. ft. of building area situated on 10.9 acres, the property's MI-1 zoning supports a broad range of industrial, warehousing, commercial-service and related operations.

Permitted Uses

- Light industrial and manufacturing operations
- Warehousing, distribution and storage facilities
- Contractor shops, service yards and fleet operations
- Building-material sales and storage
- Agricultural sales and service facilities
- Truck, automotive and recreational-vehicle sales, rentals and service
- Equipment repair and maintenance facilities
- Business-support and commercial training facilities
- Bottling plants and breweries
- Indoor recreation facilities
- Railway-related facilities and uses
- Recycling depots
- Government, protective and utility services

Discretionary Uses

- Heavy industrial operations
- Planned-unit developments
- Auto-wrecking or salvage operations
- Livestock sales facilities

This is a summary of selected MI-1 uses. All proposed uses remain subject to applicable City of Yorkton requirements and approvals.

Contact the Listing Agents

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We strongly encourage prospective tenants to schedule a personal tour of this exceptional facility. The scale, quality of construction, and operational advantages of this property are difficult to fully convey on paper — you truly have to see it in person to appreciate everything it has to offer. Contact the listing agents today to arrange a viewing at your convenience.

Property Summary

Address	135 York Road East, Yorkton, Saskatchewan
Lease Rate	\$6.00 per sq ft (Net) Occupancy Costs approx. \$1.35 per sq ft
Building	Approximately 93,050 sq ft footprint plus approximately 4,400 sq ft second floor
Land Size	Approximately 10.9 acres
Zoning	M-1 Industrial
Power	400 volt / 800 amp three-phase
Possession	Immediate

The information contained herein has been obtained from sources deemed reliable but is not guaranteed. All figures and dimensions are approximate and subject to change without notice. This is not an offer to lease or a solicitation of an offer to lease. Prospective tenants are encouraged to conduct their own due diligence. CENTURY 21 Fusion, CENTURY 21 Able Realty and their representatives make no representations or warranties, express or implied, as to the accuracy or completeness of the information provided.