

FOR SALE

Fully Leased, Industrial Cross-Dock Facility

70 Kress Street, Regina, Saskatchewan



**STRONG
INTERNATIONAL
TENANT**



**+/- 8,480 SF
BUILDING**



**+/- 2.41 ACRES
LAND**



**14 DOCK
DOORS**



**EXCELLENT
ACCESS**

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FOR LEASE/SALE

70 Kress Street, Regina, Saskatchewan



THE OPPORTUNITY

The property at 70 Kress Street in Regina is a fully leased industrial cross-dock facility situated on ± 2.41 acres of land, offering both functional building space and valuable outdoor storage capacity. With 14 dock doors, efficient circulation, and adequate on-site parking, the property is purpose-built for logistics, transportation, and service users who depend on cross-dock operations and yard storage to support their businesses.

The asset is leased to **TransX** and **Canadian National Railway (CN)**, two internationally recognized transportation and logistics companies. Their tenancy highlights the property's strategic value and ensures strong, institutional-quality income.

IOS assets are in high demand but limited in supply due to zoning and land constraints. They provide stable cash flow, lower capital expenditure requirements, and strong tenant retention. For investors, this translates to secure income today and long-term value growth in a market with high barriers to entry.



FEATURES

- Good access and maneuverability for truck and trailer traffic.
- Fully leased investment opportunity
- +/- 14 - 10 ft. dock level doors.
- Ample parking with excess land for trailer parking.
- Dual access with two entrances off of Kress Street.

LOCATION

- Situated in Ross Industrial Park, the largest industrial district in Regina and features a high concentration of industrial users, logistics companies, and service providers.
- Located northeast of Downtown with direct access to Highway 46 and the Ring Road.
- Benefits from Regina's position as a Prairie logistics hub with connections to regional and national transportation corridors.

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BUILDING

Building Area +/- 8,480 SF
(Includes basement below grade office area)

Construction

Year Built 1981

Cross-Dock Addition 2000

Breakdown of Space

Warehouse Area +/- 6,400 SF

Office Area +/- 2,080 SF

Clear Ceiling Height +/- 12 to 16 ft.

*The Purchaser is responsible for confirming the accuracy of size and all other information during its due diligence

LAND

Lot Size +/- 2.41 Acres

Site Coverage 7%

Zoning IH - Industrial Heavy Zone

FINANCIAL

Offering Price \$1,675,000

Property Taxes (2024) \$28,518.26

Assessed Value (2025) \$1,377,300

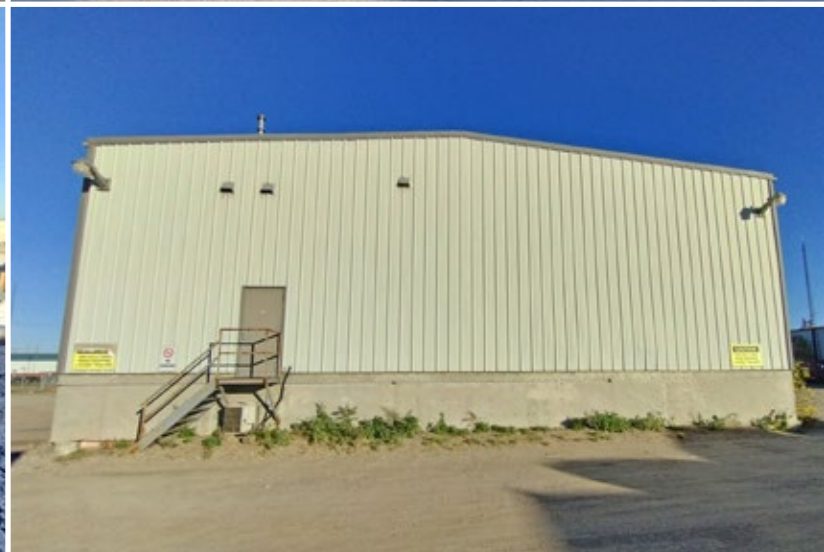
LEGAL

Legal Description PLAN 79R05543
BLOCK U LOT 5/6

Account Number 10013982

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FOR MORE INFORMATION, PLEASE CONTACT:

Murray Goodman
Senior Vice President, Industrial & Investment
P (204) 928-8228
C (204) 990-4800
mgoodman@shindico.com

Shindico Realty Inc.
200-1355 Taylor Avenue
Winnipeg, Manitoba R3M 3Y9
P (204) 474-2000
inquire@shindico.com
www.shindico.com

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