



For Sublease

Functional Warehouse in Ross Industrial

435 Maxwell Crescent, Regina, SK

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CIR Commercial Realty Inc.

435 Maxwell Crescent | For Sublease

The Opportunity

435 Maxwell Crescent presents a functional industrial sublease opportunity with excellent access to key transportation routes, supporting efficient logistics and distribution. The property features practical warehouse space with grade and dock loading, on-site parking and includes coldstorage building at the rear. Located in a well-established industrial area, it offers close proximity to suppliers and services. This space is well-suited for warehousing, light manufacturing, or service-based operations.

Sublease expires February 28, 2028.

Landlord is willing to enter into a head lease on favorable terms or sell the property.



Features



**Fenced
Compound**



**600 volt
800 amp power**



**16,250 SF
Total Building Area**



**1.22 acres
Total Land Size**

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[View Online Listing](#)

Address: 435 Maxwell Crescent

Net Lease Rate \$9.25 PSF

Available Area 16,250 SF

Site Area: 1.22 acres

Occupancy Costs \$3.92 PSF (estimate)

Possession Negotiable

Zoning: IL



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