



**CUSHMAN &  
WAKEFIELD**  
Edmonton

**FOR SALE/LEASE**  
**PRICE REDUCED**  
~~\$5,500,000~~ **\$4,650,000**

**NOW AVAILABLE FOR LEASE**



# YORKTON MANUFACTURING FACILITY

135 York Road East, Yorkton, SK

**RECEIVERSHIP SALE**

**93,000 SF MANUFACTURING FACILITY**

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

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**Royce Johnson**  
Senior Associate  
780 702 2950  
[royce.johnson@cwedm.com](mailto:royce.johnson@cwedm.com)

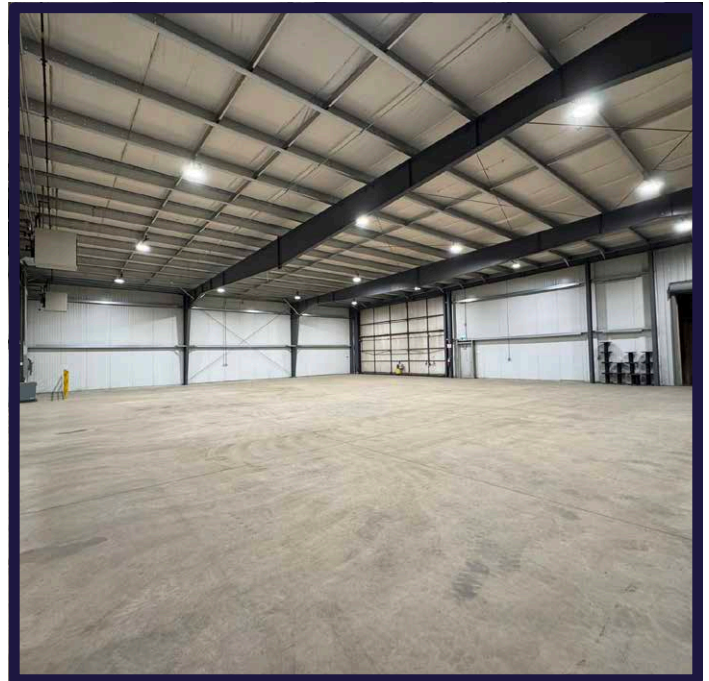
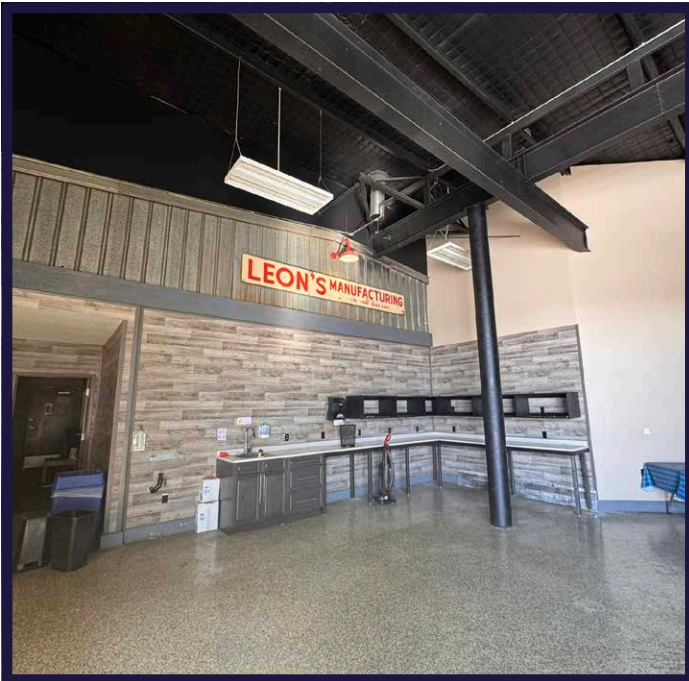
**Mike Alport, BBA, CCIM**  
Associate Broker  
306 737 6626  
[mike.alport@cwregina.com](mailto:mike.alport@cwregina.com)



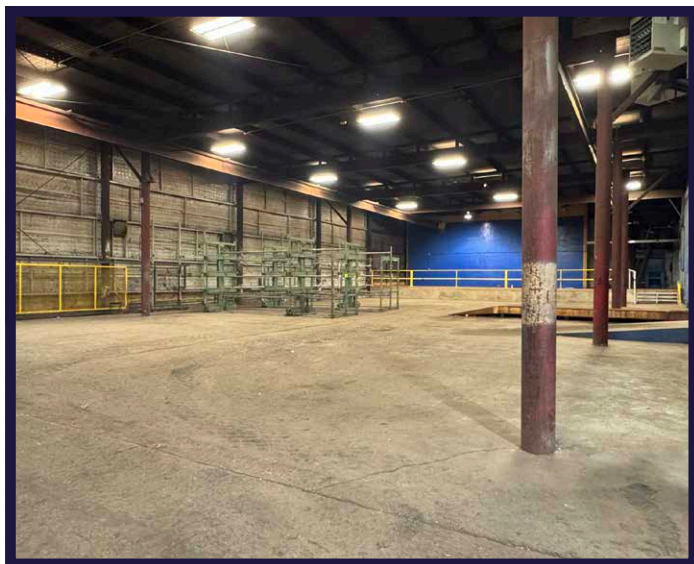
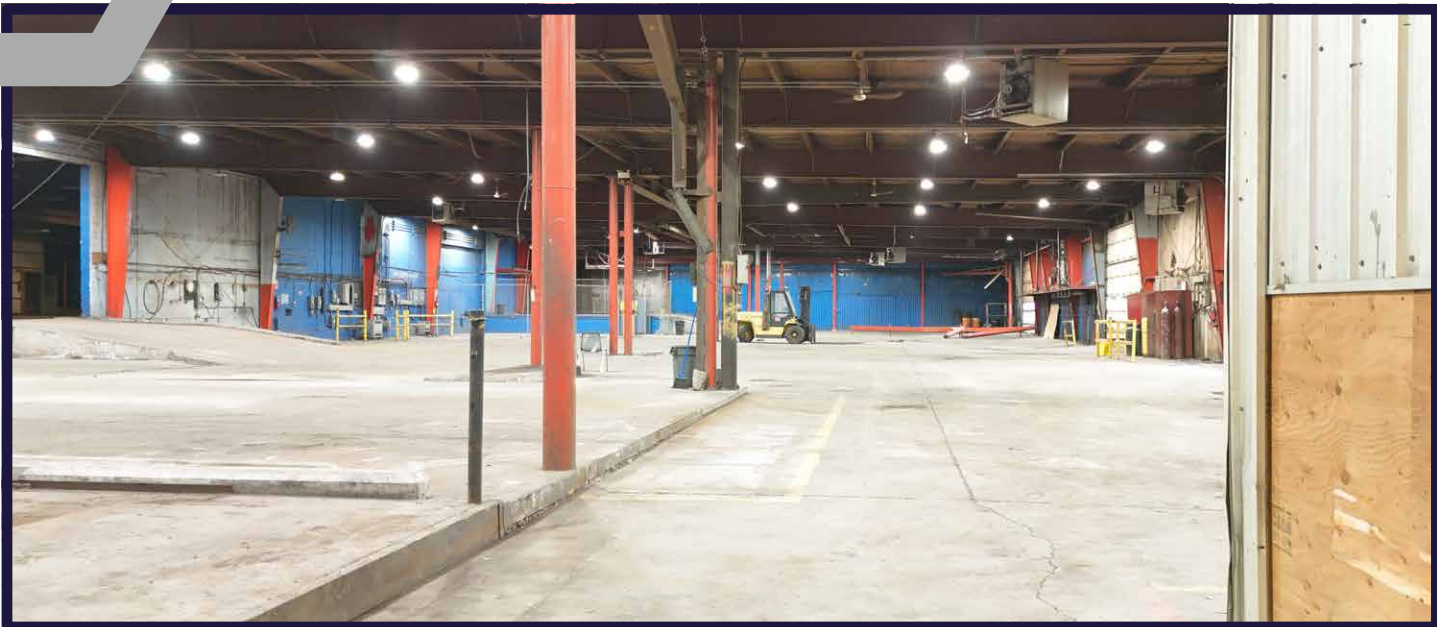
# PROPERTY DETAILS

Court ordered sale of the former Leon Manufacturing Facility located in Yorkton, SK.

135 York Road East in Yorkton represents a premier industrial offering, featuring a 93,325 square-foot main building situated on 12.34 acres of land. 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.

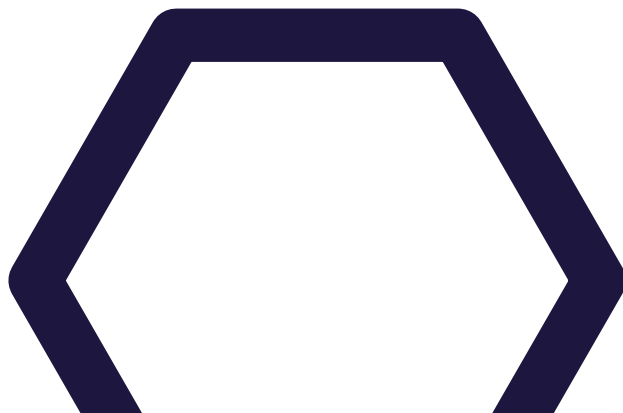






## PROPERTY DETAILS

<b>Municipal Address:</b>	135 York Road East, Yorkton, SK
<b>Legal Description:</b>	Block S1; Plan 91R05477; Parcel 109660462
<b>Zoning:</b>	Light Industrial District (MI-I)
<b>Building Size:</b>	93,325 SF
<b>Lot Area:</b>	12.34 Acres
<b>Heating:</b>	Forced Air
<b>Power:</b>	TBC
<b>Loading:</b>	Grade Loading
<b>Clear Height:</b>	14' to 20'
<b>Lease Rate:</b>	Market
<b>Sale Price:</b>	\$5,500,000 <b>\$4,650,000</b>



The floor plan of the R&D building includes the following areas and features:

- Exits:** PRIMARY EXIT (indicated by a red dot and arrow) and SECONDARY EXITS (indicated by red arrows).
- Entrance:** FRONT MAIN ENTRANCE.
- Rooms and Areas:**
  - COURTYARD
  - KITCHEN
  - FRONT OFFICES (highlighted in yellow)
  - ENGINEERING
  - WELD AREA (multiple locations)
  - STORAGE (multiple locations)
  - RAMROD ASSEMBLY
  - UPPER LEVEL OFFICES / LOWER LEVEL WASHROOMS
  - MAINTENANCE
  - STEEL SHED
  - SAW
  - MILLER LATHE
  - PLATE STORAGE (multiple locations)
  - PLASMA TABLE (multiple locations)
  - SHEAR
  - BRAKE
  - PARTS WAREHOUSE
  - SHIPPING
  - WELD AREA
  - STORES AREA
  - SPECIAL PROJECTS AREA
  - ASSEMBLY (multiple locations)
  - PAINT AREA
  - BLASTER
  - PAINT BOOTH
  - DRYER
  - R&D EXPANSION
  - R&D LOWER LEVEL
  - COMPRESSOR



# AERIAL VIEW







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# KEEP IN TOUCH



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