

BizHub Industrial Park

Saskatoon industrial park offers prime location, tax and price advantages

BizHub Industrial Park in Saskatoon, Saskatchewan, is the place to be for expanding companies looking for a great location, a strong local economy and a premium business development that will pay dividends for years to come.

David Dube, President and CEO of BizHub Developments and President of Concorde Group Corp. that is developing the industrial park, said a number of companies have already purchased lots in the 400-acre tract. Construction has been completed on several buildings in phase one of the development, which he expects to sell out fairly briskly.

“There are many advantages to locating in BizHub Industrial Park,” he says. “It was designed to fill a niche in the market for industrial land in Saskatoon; there were virtually no large parcels of land zoned for industrial use in our area.”

Identified as one of Canada’s Hub Cities, Saskatoon is poised for additional growth, while still providing a very cost effective marketplace for any business. The province’s economy is strong; The Conference Board of Canada named Saskatchewan as only one of four provinces expected to grow in 2009. “This city continues to grow, and we’re growing quite rapidly ourselves; the economic outlook here is very good,” says Dube.

The lots are a minimum of five acres and range from \$165,000 to \$300,000 an acre. The park also offers the outstanding



benefit of a prime location that many companies dream of. Located along the Yellowhead Highway, an east-west corridor connecting British Columbia, Alberta, Saskatchewan and Manitoba, the lightly-serviced industrial park also sits adjacent to Saskatoon’s John G. Diefenbaker International Airport in proximity to Saskatoon’s North Industrial area.

The minimum five acres lots in BizHub Industrial Park are lightly serviced. Services available to the park include natural gas, electricity, telephone/Internet, and a one-inch domestic potable water line. A six-inch fire-flow suppression line has also been added to provide a sprinkler system for all tenants. Septic tanks will be used on each lot to dispose of sanitary sewer.

Architectural controls on the buildings and wide road turning radii on completely paved roads make the park ideal for transportation companies, lumber yards, distribution centers and manufacturing companies.

Lots can be packaged together for firms that need a larger area for operation. Concorde Group Corp. is also offering a build to suit option for companies interested in leasing.

The company welcomes queries from all prospective owners. They can be reached at 1-(306)-668-3004 or through their website, www.biz-hub.ca. ■





At BizHub, we're building a progressive industry centre that welcomes customers, attracts employees and connects you to the world. Featuring paved roads, access to major transportation routes, architectural controls on development and competitive prices, BizHub is simply a better place for business.

It's premium space – with competitive pricing.

Sites

- All lots are a minimum of five acres
- Opportunities to package lots for larger users
- Lots available for purchase or lease
- Developer will “build to suit”

Services

- Fire flow protection available
- 10-metre-wide roads constructed and paved for industrial use
- Natural gas, electricity and potable water
- Storm/Flood water management
- Lightly serviced lots

Amenities

- Fully landscaped, including a scenic retention pond
- Architectural controls to protect aesthetic appeal of park

Advantages

- Located adjacent to Highway 16, with visible access from road
- Direct connections to other major routes, including Highways 7 and 11
- Close proximity to John G. Diefenbaker International Airport and private air services
- Synergies among industrial tenants
- Selected uses only, ensuring upscale atmosphere

BizHub Developments

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