

BizHub- The New Home for Industry

Saskatoon has become the hub of West-Central Canada. While being one of the few places to escape the economic downturn and grow at an unprecedented rate, the prairies have attracted national and international attention from businesses that feel that Saskatchewan is the place to be.

With the positive economic situation that Saskatchewan has recently experienced, real estate investment and land development in Saskatoon have seen unprecedented growth and demand.

Concorde Group has created a haven to accommodate this demand. Their newest development is the aptly named BizHub Industrial Park.

BizHub Industrial Park has been designed to accommodate light industrial business space. Located northwest of Saskatoon on Beam Road and Highway 16, BizHub started as a vision to develop land outside Saskatoon after much success with existing land located in the city. The initial planning stage for BizHub began around twenty years ago with the plan coming to fruition in the last five years.

“We saw the city’s forty-year expansion plan and it had specifically carved out that section of land that was not going to be needed,” exclaims CEO David Dube, “so we saw this as a perfect opportunity.”

After travelling to other major North American centers, it became apparent a need for light industrial parks, targeting businesses needing a large footprint of land, but not necessarily a large building was the answer.

The concept that Concorde came up with was a first-class light industrial park designed for businesses that didn’t exactly fit the mould of an inner-city company and needed space that the

limitations of dense urban area could not accommodate. Conceptual plans were drawn up but still needed approval by both the RM of Corman Park and the City of Saskatoon. After a couple years of negotiating, BizHub broke ground on the site and phase one is on track to be completed by the fall of 2009.

Location, location, location. The three words realtors swear by and in the case of BizHub, they have the location. What they also have is space. All lots are a minimum of 5 acres and can be packaged together for larger users. Paved, heavy-duty industrial roads with a wide turning radius are just one of the features that set BizHub apart from their competitors. Despite the fact that BizHub is located outside of Saskatoon, all businesses will have potable city water and a fire flow protection line enabling all buildings to incorporate a sprinkler system.

Maintaining the integrity of the park was also a very important consideration. When designing BizHub, architectural controls were put in place so the aesthetics of the park were maintained and the purchasers property values were enhanced over time.

“We’re continuing to market,” explains Dube, “obviously the global economic credit crunch has slowed sales. That being said, the gears of the credit markets are starting to get lubricated and we continue to have people interested, particularly international companies, who just aren’t in a position right now to spend money. We believe that the worst of the recession is over and that as the credit markets loosen up and growth returns, people are recognizing Saskatchewan to not have entered the recession in North America, and its one more emphatic stamp that Saskatchewan is the place you have to be.”

Lots in the BizHub Industrial Park are currently for sale. For site plans, full feature lists, sales information and progress news, please go to www.biz-hub.ca or phone 668-3000.



The BizHub lots and location in proximity to Saskatoon’s city center.



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