BIZHUB INDUSTRIAL PARK
LAND FOR SALE

RM of Corman Park, Saskatchewan

PREMIUM LOCATION | INNOVATIVE AMENITIES | PROGRESSIVE DESIGN

BizHub Industrial Park

BIZHUB INDUSTRIAL OVERVIEW

BIZ-HUB.CA | 306.668.3004

At BizHub Industrial Park, we're building a progressive industry centre that welcomes customers, attracts employees, and connects you to the world. Built to maximize sustainability and growth, BizHub has become the hub of Saskatoon's industrial market. Drawing on the experience and resources of Concorde Properties, one of Western Canada's leading developers, BizHub Industrial Park is introducing its next phase of light-industrial lots. **Put your business in the hub - BizHub.**

Conveniently located along Highway 16, the highest travelled highway in the province, BizHub offers excellent access to John G. Diefenbaker Airport and Saskatoon's bustling North Industrial Area. This premium placement provides direct exposure to Highway 16 and excellent access to Highways 7 and 11.

With wide, paved interior roads, BizHub is ideal for trucking companies, manufacturers, dealerships, distributors and the like. With lots at a minimum of 5 acres and the ability to package lots together, the possibilities are endless.

Architectural guidelines are in place to protect your investment. Only high quality buildings with high quality owners.

BizHub offers full fireflow water protection. A six inch dedicated line is capable of producing a maximum flow of 1550 US gallons per minute to any fire suppression system.

An application for a three-year tax abatement policy from the RM of Corman Park is also available.

BIZHUB INDUSTRIAL LOCATION

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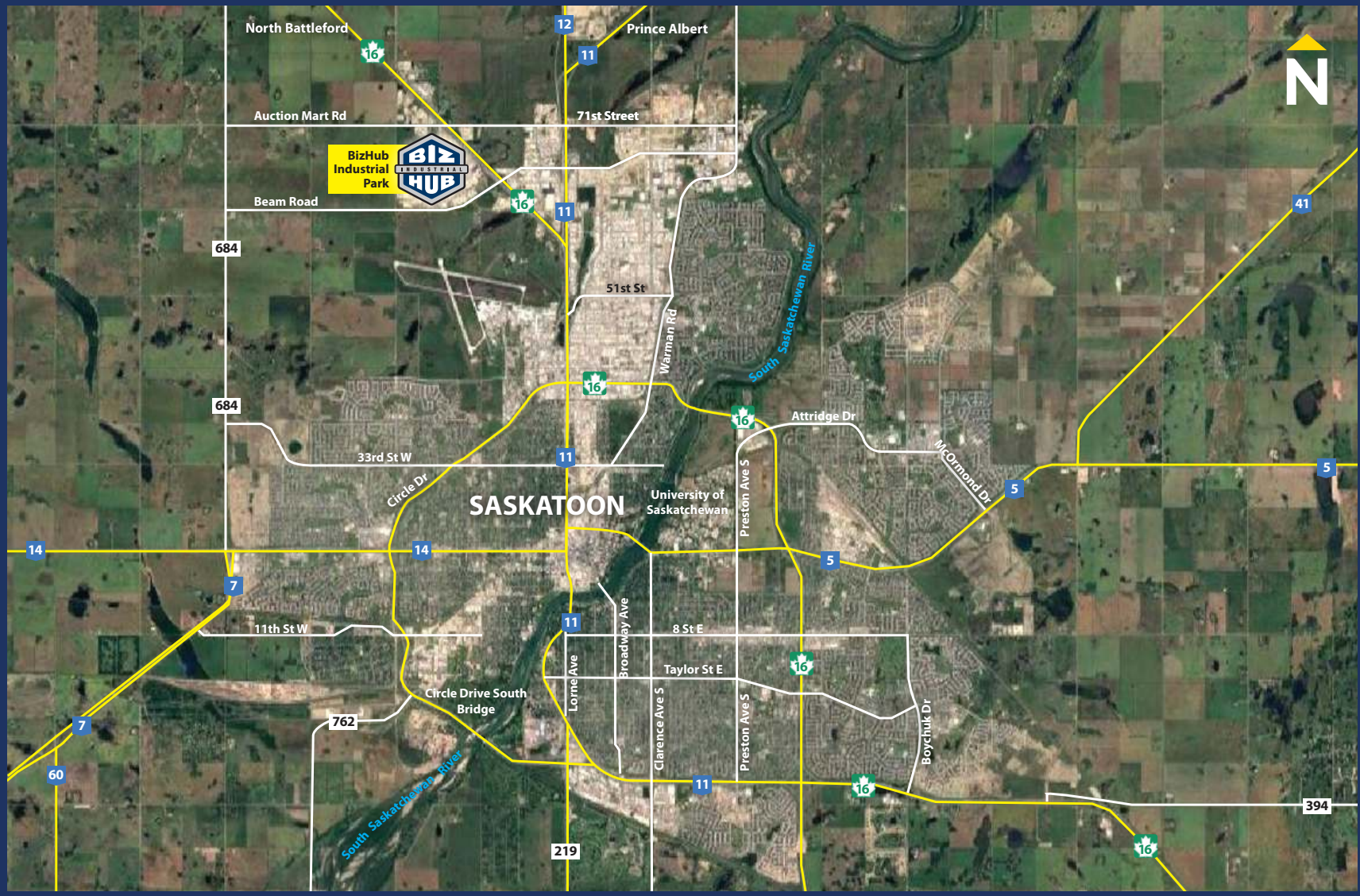

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BIZHUB INDUSTRIAL SITE PLAN

BIZ-HUB.CA | 306.668.3004

June 29, 2021

Lot layout subject to change. BizHub Developments reserves the right to change prices.

BIZHUB INDUSTRIAL LAND FOR SALE

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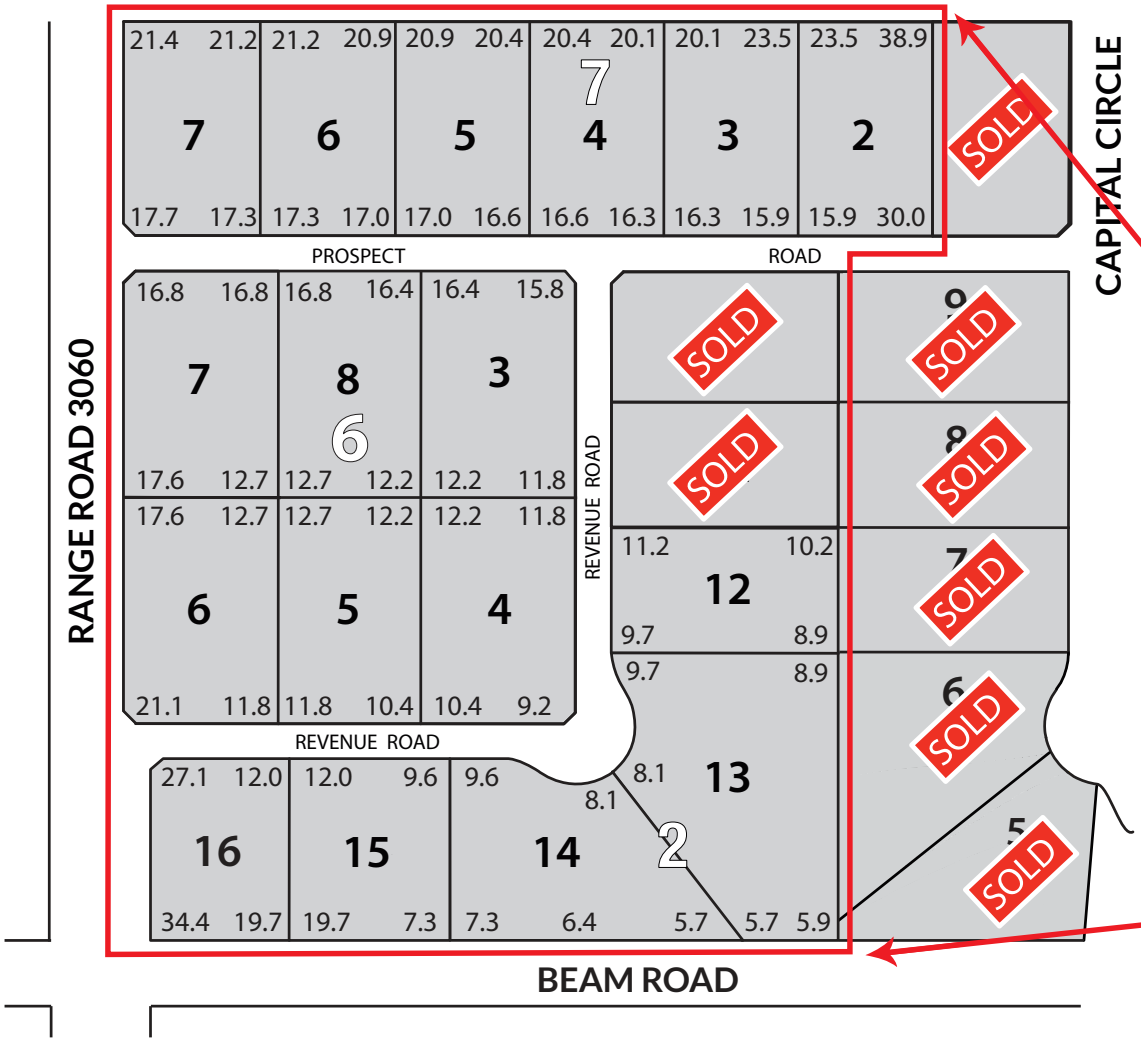
PHASE 2 - NOW SELLING

BLOCK#	LOT#	Site Size	Asking Price
2	12	5.088 acres	Price Upon Request
5	4	5.000 acres	$372,500 per acre
5	5	5.323 acres	$407,500 per acre
5	6	5.362 acres	$407,500 per acre
5	7	6.909 acres	$457,500 per acre
6	1	7.102 acres	$457,500 per acre
6	2	8.248 acres	$507,500 per acre
6	3	6.118 acres	Price Upon Request
6	4	6.118 acres	Price Upon Request
7	2	5.031 acres	Price Upon Request
7	3	5.033 acres	Price Upon Request

PHASE 3 - COMING SOON

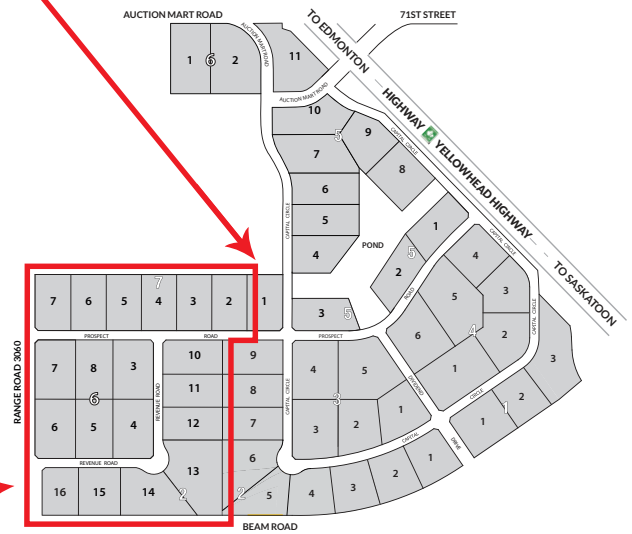
BLOCK#	LOT#	Site Size	Asking Price
2	13	9.200 acres	Price Upon Request
2	14	6.776 acres	Price Upon Request
2	15	5.029 acres	Price Upon Request
2	16	4.000 acres	Price Upon Request
6	5	5.634 acres	Price Upon Request
6	6	6.123 acres	Price Upon Request
6	7	6.111 acres	Price Upon Request
6	8	5.634 acres	Price Upon Request
7	4	5.033 acres	Price Upon Request
7	5	5.033 acres	Price Upon Request
7	6	5.033 acres	Price Upon Request
7	7	5.142 acres	Price Upon Request

PHASE 2 PERMITTED BUILDING HEIGHTS



*Maximum structure height at lot corners in meters (m)

With BizHub's close proximity to the Saskatoon Airport, lots in Phase 2 are subject to varying building height restrictions as per the Airport Authority guidelines. This map shows an illustration of approximate building heights allowed at each corner of the separate lots. All building plans will still require final permit approvals from the necessary Municipal and Airport Authorities.



BIZHUB INDUSTRIAL TECHNICAL SPECS

POWER

Standard three-phase secondary service voltages as follows: 120/280V, 277/480V, 347/600V, and 2400/4160V.
Primary voltage of 14,400/24,940 also offered.

ROADWAYS

10 meter width
Large turning radii (35 meter width)
Fully paved, curbed with hydra-seeded berms and professionally landscaped borders.

WATER - BIZHUB WATER INC.

Potable Water supply through contract with Sask Water via City of Saskatoon.
1 inch domestic line/6 inch fire flow protection line
This system was engineered to deliver a maximum 1550 US gallons per minute with a minimum residual pressure of 15 psi.

SANITARY & STORM DRAINAGE

Underground septic tanks must be installed upon development.
Professionally engineered drainage through a system of culverts and ditches.

NATURAL GAS

Line diameter 168.3ST or 60.3ST depending on location within the development.
Pressure of mains range from 60PSIG to 120PSIG (Max Op @ 120PSIG in Winter)

TELEPHONE & INTERNET

Full telephone, internet and television capabilities.
SaskTel infiNET fibre optic capability.

BIZHUB INDUSTRIAL CURRENT BUSINESSES

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FedEx · Vitran · Prairie Crane · Rosenau Transport Ltd. · Southern Irrigation · Marsollier Petroleum Ltd. · Bobcat · Doosan · Kubota · Co-op

J&H Homes · MacEwen · CLAAS · Wilco · Caron Transportation Systems · CanWel · RIMEX Building better wheels · DB Granite Import & Export Inc.

Convoy Supply Construction Materials · 3twenty Modular · Diversco · DyTerra · WGI Westman Group Inc. · AGI · Con-Tech General Contractors · Metal Connection · Marmon/Keystone

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RM of Corman Park, Saskatchewan

BizHub, the largest private Industrial Park in Saskatchewan's history is ready for you!
Our highly professional team can be reached at anytime to discuss your future at BizHub.
Be sure to visit our website **www.biz-hub.ca**. Please Contact:

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306.715.8700

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