BIZHUB INDUSTRIAL PARK LAND FOR SALE

RM of Corman Park, Saskatchewan

BizHub Industrial Park

BIZHUB INDUSTRIAL OVERVIEW

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. Lots are lightly serviced and have light industrial DM1 Zoning.

Architectural guidelines are in place to protect your investment. Only high quality buildings with high quality owners.
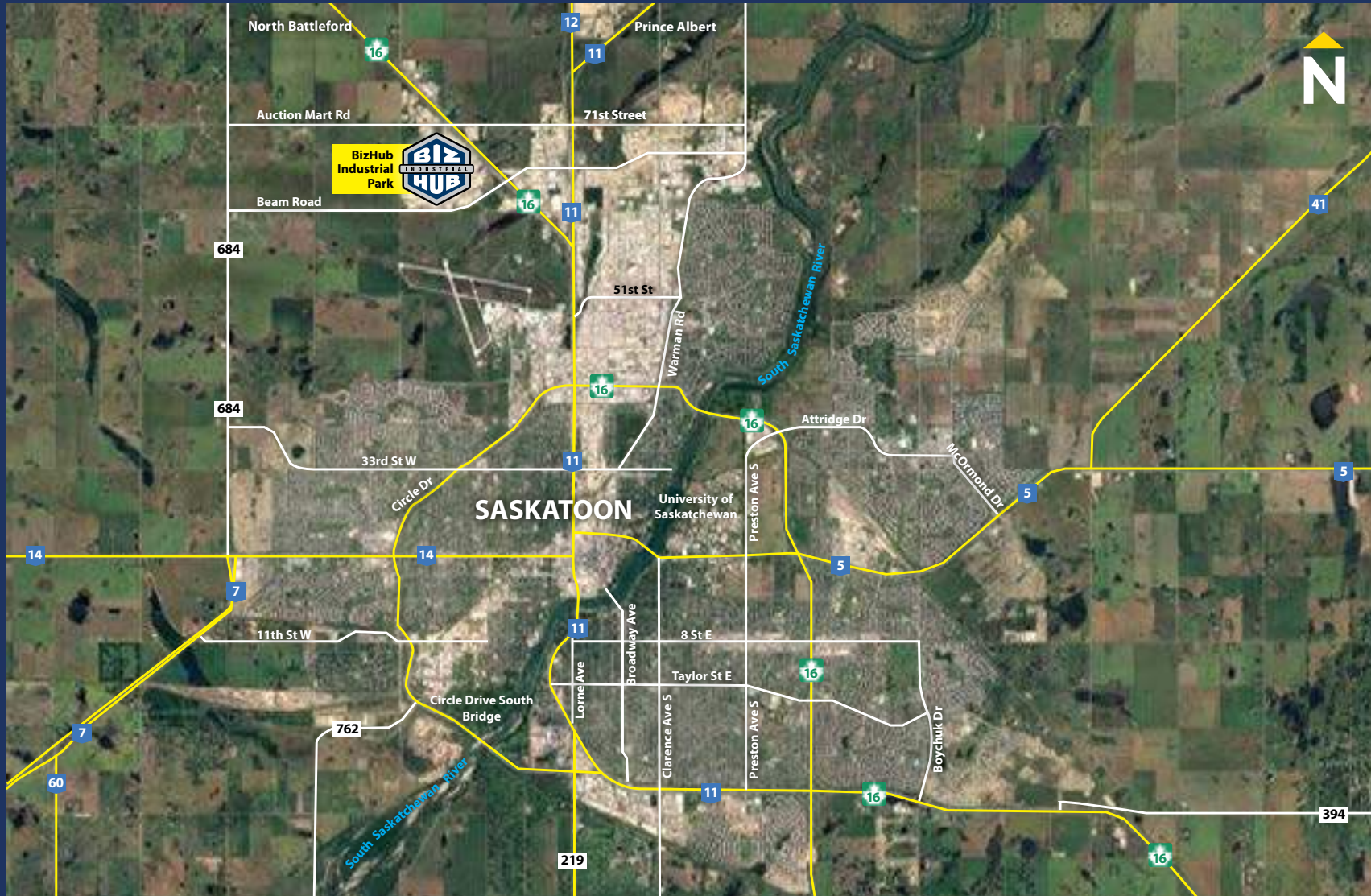
BizHub offers full fireflow water protection. A six inch dedicated line is capable of producing a maximum flow of 1550 US gallons per minute to any fire suppression system.

A 3 year partial property tax abatement can be applied for with the RM of Corman Park.

PREMIUM LOCATION | INNOVATIVE AMENITIES | PROGRESSIVE DESIGN

BizHub Industrial Park

BIZHUB INDUSTRIAL LOCATION

North Battleford
Prince Albert
Auction Mart Rd
71st Street
BizHub Industrial Park
Beam Road
684
51st St
Warman Rd
South Saskatchewan River
33rd St W
Attridge Dr
McOrmond Dr
Circle Dr
SASKATOON
University of Saskatchewan
Preston Ave S
11th St W
Broadway Ave
8 St E
Lorne Ave
Taylor St E
Clarence Ave S
Preston Ave S
Boychuk Dr
Circle Drive South Bridge
762
South Saskatchewan River
60
219
394

PREMIUM LOCATION | INNOVATIVE AMENITIES | PROGRESSIVE DESIGN

BizHub Industrial Park

BIZHUB INDUSTRIAL SITE PLAN

ALL PRICES IN $ PER ACRE

AUCTION MART ROAD

71ST STREET

TO EDMONTON

HIGHWAY

YELLOWHEAD HIGHWAY

TO SASKATOON

Legend:
- **AVAILABLE**
- **CONDITIONALLY SOLD**
- **PHASE 2 SOLD**
- **PHASE 1 SOLD OUT**

AUCTION MART ROAD

CAPITAL CIRCLE

CAPITAL CIRCLE

1 — 7.10 ac — $582,500
2 — SOLD
11 — SOLD
10 — SOLD
9 — SOLD
7 — SOLD
6 — 5.36 ac — $560,000
8 — SOLD
SOLD
4 — 5.00 ac — $525,000

POND

PROSPECT ROAD

7 — 4.89 ac — $525,000
6 — SOLD
5 — SOLD
4 — SOLD
3 — 4.78 ac
2 — SOLD
1 — SOLD

RANGE ROAD 3060

REVENUE ROAD

1 — SOLD
2 — SOLD
3 — SOLD
6
6 — SOLD
5 — 4.78 ac — $525,000
4 — SOLD

1 — SOLD
1 — SOLD
12 — 5.09 ac — $525,000
13 — 9.20 ac — $525,000

15 — SOLD
14 — 6.78 ac — $525,000

REVENUE ROAD

PROSPECT

CAPITAL CIRCLE

DIVIDEND

CAPITAL CIRCLE

CIRCLE

CAPITAL

DRIVE

3 — SOLD
5 — SOLD
4 — SOLD
2 — SOLD
1 — SOLD

BEAM ROAD

March 7, 2025

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

PREMIUM LOCATION | INNOVATIVE AMENITIES | PROGRESSIVE DESIGN

BizHub INDUSTRIAL PARK

BIZHUB INDUSTRIAL LAND FOR SALE

NOW SELLING
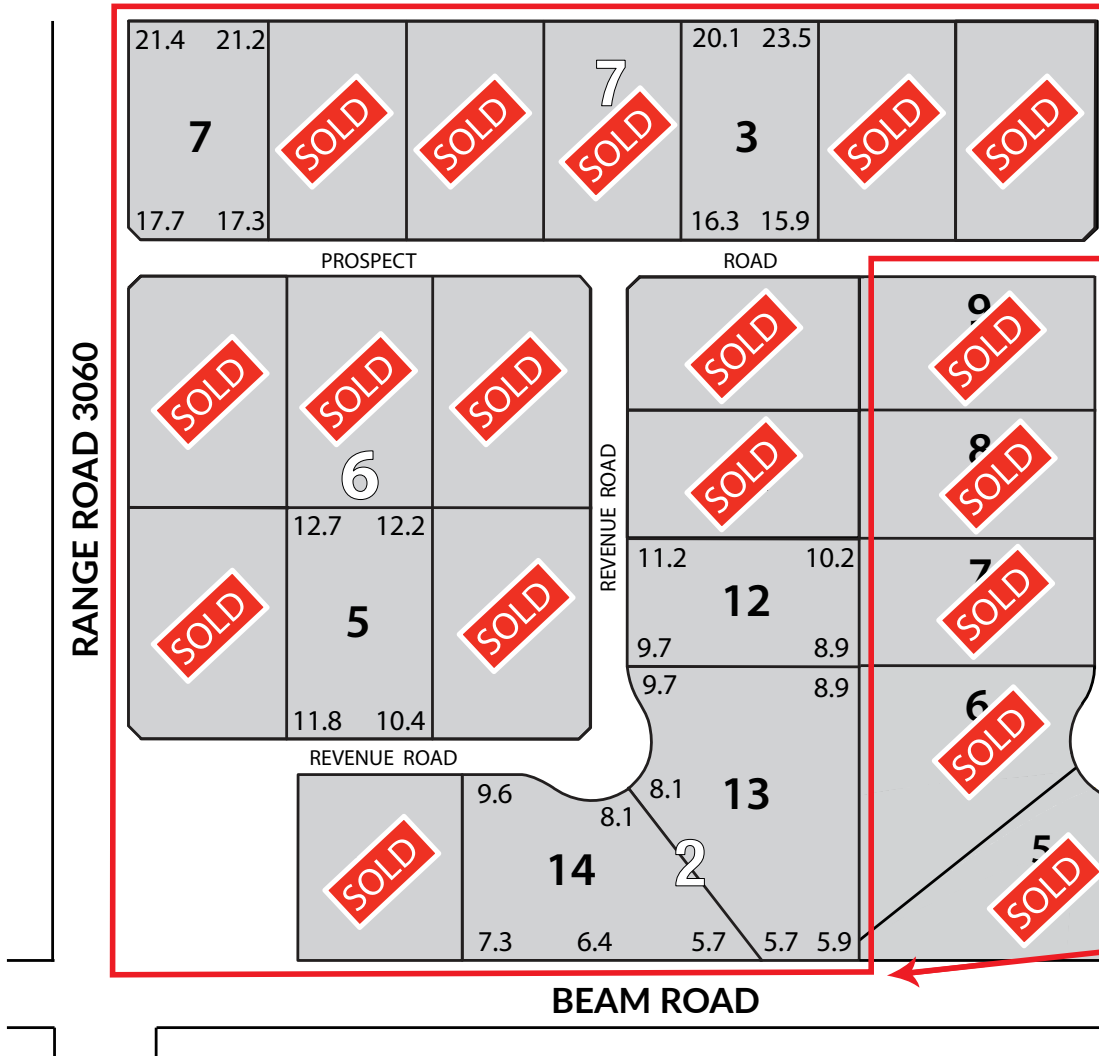**CONDITIONALLY SOLD**

PHASE 2 - NOW SELLING

BLOCK#	LOT#	Site Size	Asking Price
2	12	5.09 acres	$525,000 per acre
2	13	9.20 acres	$525,000 per acre
2	14	6.78 acres	$525,000 per acre
5	4	5.00 acres	$525,000 per acre
5	6	5.36 acres	$560,000 per acre

BLOCK#	LOT#	Site Size	Asking Price
6	1*	7.10 acres	$582,500 per acre
6	5	4.78 acres	$525,000 per acre
7	3	4.78 acres	Conditionally Sold
7	7	4.89 acres	$525,000 per acre

* Located Near Auction Mart Road

PREMIUM LOCATION | INNOVATIVE AMENITIES | PROGRESSIVE DESIGN

BizHub Industrial Park
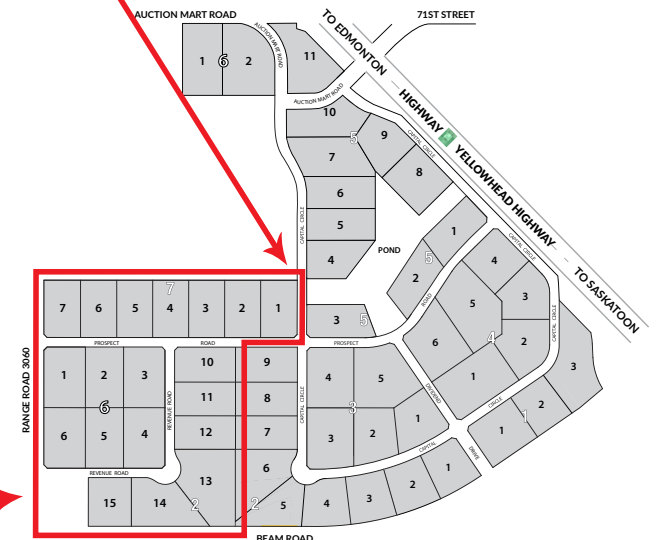
PHASE 2 PERMITTED BUILDING HEIGHTS

*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.

PREMIUM LOCATION | INNOVATIVE AMENITIES | PROGRESSIVE DESIGN

BizHub Industrial Park

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.

PREMIUM LOCATION | INNOVATIVE AMENITIES | PROGRESSIVE DESIGN

BizHub Industrial Park

BIZHUB INDUSTRIAL CURRENT BUSINESSES

BIZ-HUB.CA | 306.668.3004

ALL PRICES IN $ PER ACRE

Legend:
- AVAILABLE
- CONDITIONALLY SOLD
- PHASE 2 SOLD
- PHASE 1 SOLD OUT

March 3, 2025

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

Roads/Labels: AUCTION MART ROAD, 71ST STREET, TO EDMONTON, YELLOWHEAD HIGHWAY, TO SASKATOON, PROSPECT ROAD, RANGE ROAD 3060, REVENUE ROAD, BEAM ROAD, CAPITAL CIRCLE, CAPITAL DRIVE

Businesses/Lots:
- 1 7.10 ac, 6, 2 8.25 ac, SOUTHERN IRRIGATION
- SUNCOR ENERGY, 7 6.91 ac, 6 5.36 ac, 5 5.32 ac, 4 5.00 ac, VARSTEEL
- POND, DYTERRA, DIVERSCO SUPPLY, CANADA WEST HARVEST CENTRE
- 7 4.89 ac FARMERS BUSINESS NETWORK, 7 4.78 ac, 3 4.78 ac, 3TWENTY MODULAR
- WILCO SOUTHWEST, EARTH WORKS EQUIPMENT, ROSENAU TRANSPORT, 3 TWENTY MODULAR, PRAIRIE CRANE
- 1 6.11 ac ACADIA GROUP OF COMPANIES, 6, FEDEX, MARSOLLIER PETROLEUM, RIMEX SUPPLY, MARMON/KEYSTONE & METAL CONNECTION, VITRAN EXPRESS, SOLD, CARON TRANSPORTATION SYSTEMS, SOLD
- 6 6.98 ac, 5 4.78 ac, 4 6.12 ac, 12 5.09 ac, CONVOY SUPPLY, DB GRANITE, AG GROWTH INT'L, SOLD, FEDERATED CO-OP, SOLD
- 13 9.20 ac, CANWEL BUILDING MATERIALS, WGI
- 15 5.03 ac, 14 6.78 ac, 2, 2 CON-TECH GENERAL CONTRACTORS, DIAMOND TRUCK CENTRES

Logos: FedEx, Varsteel, Vitran, Prairie Crane, Rosenau Transport Ltd., Southern Irrigation, Marsollier Petroleum Ltd., Bobcat/Kubota, CO-OP, J&H Homes, Diamond Truck Centres, CLAAS, WILCO, Caron, CanWel, RIMEX, DB Granite, Convoy Supply, 3 twenty Modular, Diversco, DyTerra, WGI Westman Group Inc., AGI, Contech, Metal Connection, Marmon/Keystone, Farmers Business Network, Acadia Group of Companies

PREMIUM LOCATION | INNOVATIVE AMENITIES | PROGRESSIVE DESIGN

BizHub Industrial Park

BIZHUB INDUSTRIAL PARK
LAND FOR SALE

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:

Kyle Gerwing
Business Development and Leasing
kgerwing@concordegroup.com
306.717.9893

Concorde Properties
300-1507 8th Street East
Saskatoon SK S7H 0T2
306.668.3004

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