

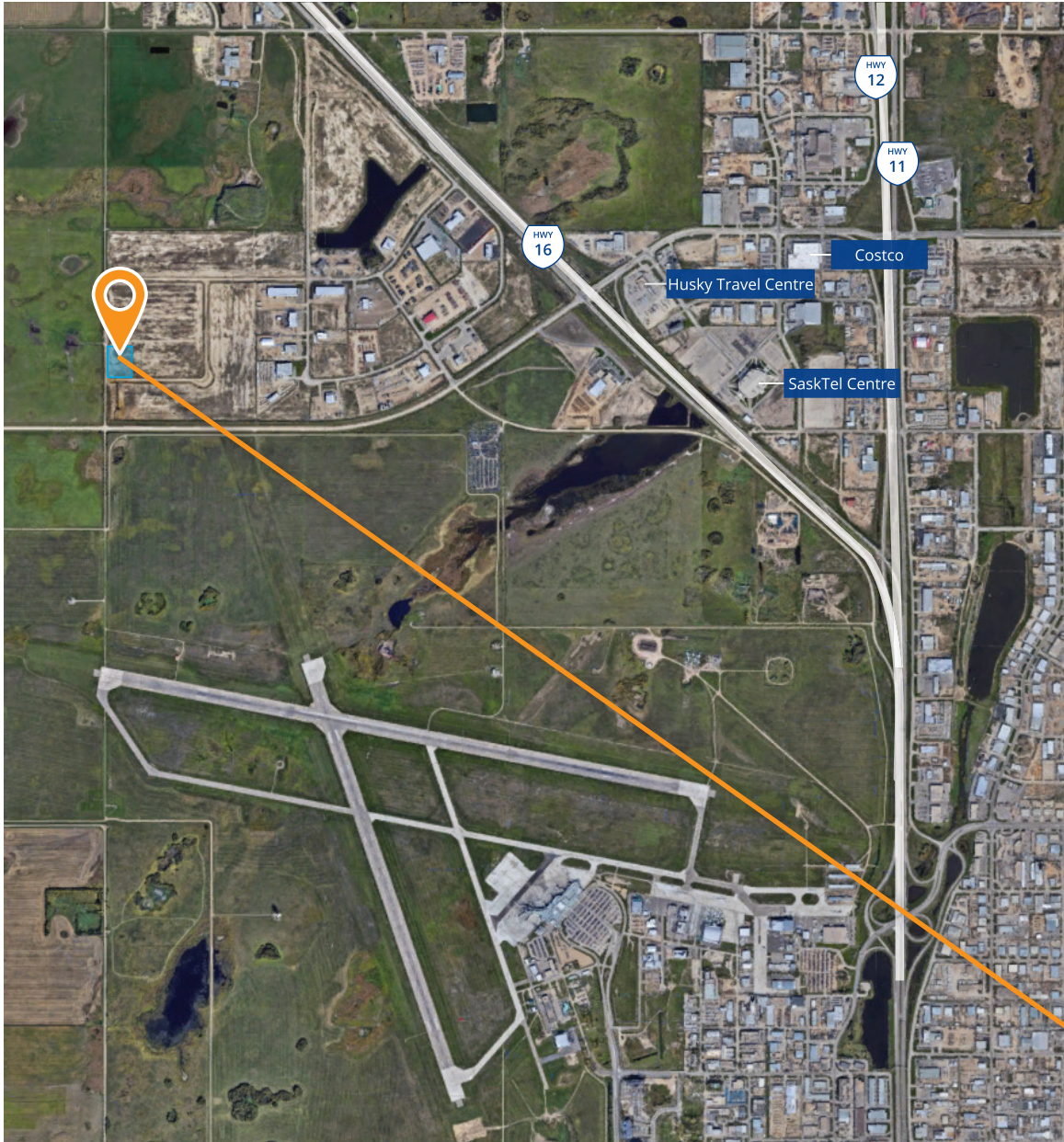


BIZ HUB

SASKATOON SPEC BUILDING

JULY 2022





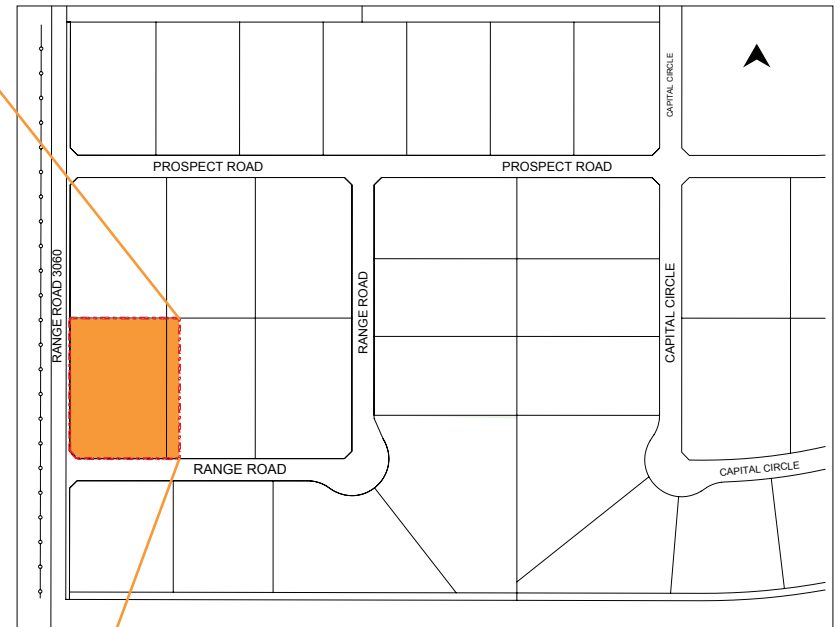
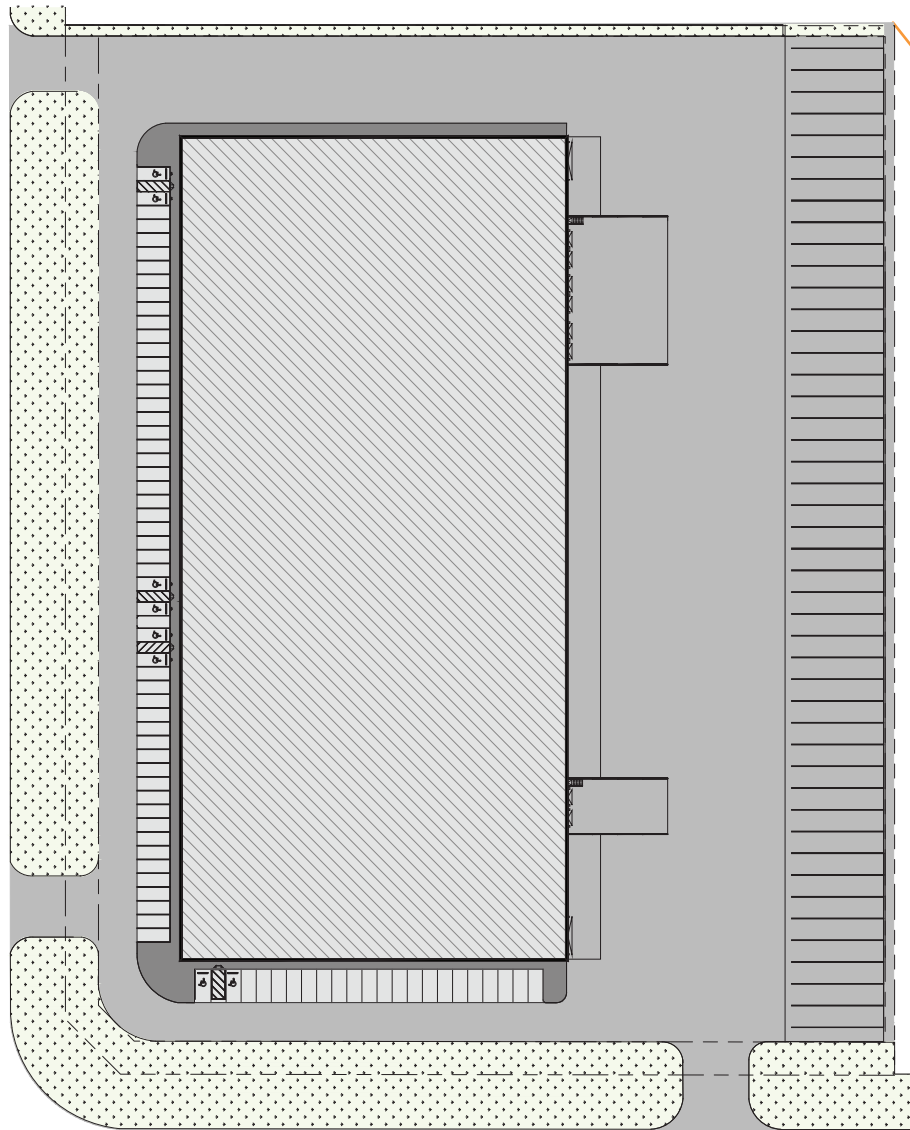
RANGE ROAD 3060 & REVENUE ROAD, RM OF CORMAN PARK

LOCATED IN BIZHUB

- West of the Husky Travel Centre, Costco and SaskTel Centre with easy access to Highways 11, 12 and 16.
- Top quality construction with 32' clear ceiling height and ample yard site.
- Construction scheduled to begin Spring 2023
- Pre-leasing now available.



SITE PLAN



DEMISING OPTIONS
AS LOW AS
37,500 SF

**7 ACRES
OF SITE
AREA**

BUILDING INFO

AVAILABLE	112,500 SF
MIN CONTIGUOUS	37,500 SF
ZONING	DM1 - Light Industrial
PARKING STALLS	100 Paved
CLEAR HEIGHT	32'
LEGAL DESCRIPTION	Block 6, Lot 6 and most westerly 60' of Lot 5
GRADE LOADING	As Required
DOCK LOADING	As Required
LIGHTING	LED
FIRE SUPPRESSION	ESFR
TRAILER PARKING	45

RUNOFF	Storm/Flood Water Managed Through Ditches & Retention Pond
FLOOR SLAB	8" Concrete Slab on Grade
HVAC	Warehouse Heating Separately Metered by Gas Unit Heaters
POWER	2000 amp, 600 volt, 3-Phase Power, Separately Metered

LEASING

LEASE RATE	Market
PROPERTY TAXES	\$2.07 PSF (Estimate)
AVAILABLE	Summer 2023

ABOUT YORK



In the world of real estate development, York Realty stands out. Our timelines are quick, our spaces are truly turnkey, and our leases are simple and only as long as they need to be. Our tight-knit team is tenacious, responsive and more than a little competitive. We will outwork other developers to get the best clients, connect them with the right properties and support their growth.

As a company, York aims to make the process as effortless as possible for both brokers and tenants leasing space. York Realty is a privately held, family-owned business built on grit, hard work and follow-through. When you sign a lease with us, you become part of the family. We are committed to meeting your needs as your business grows and evolves.



FOR MORE INFORMATION CONTACT

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