

**40** YEARS REALTY **YORK**



# BIZ HUB

## SASKATOON SPEC BUILDING



AVAILABLE FOR LEASE

Available <b>TRAILER PARKING</b>	Construction Scheduled to Begin <b>SPRING 2023</b>	Ample Yard Site & Ceiling Clear Height of <b>32'</b>	Pre-Leasing Available. <b>NOW</b>
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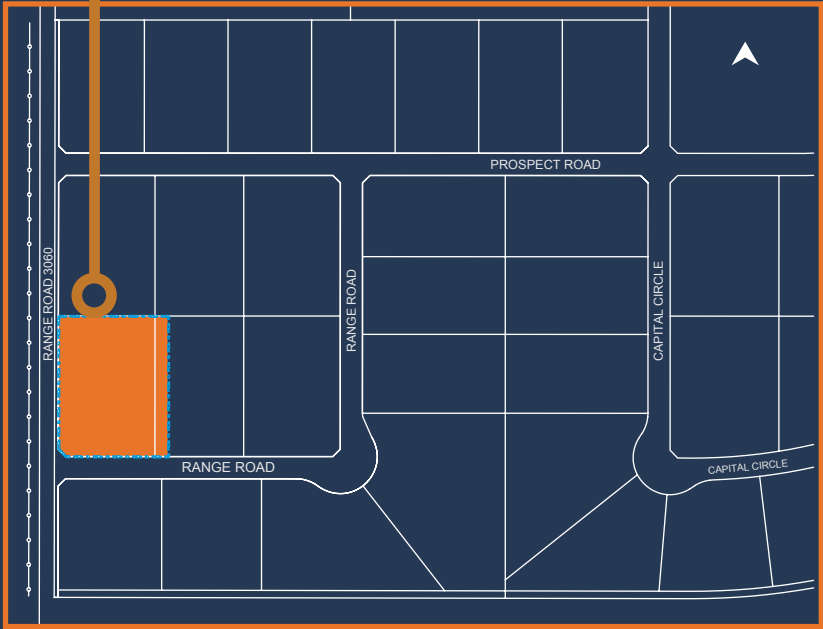
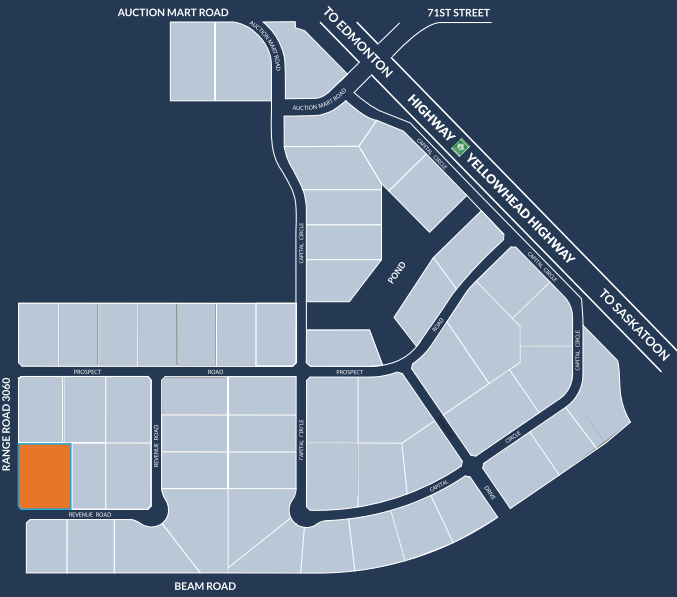
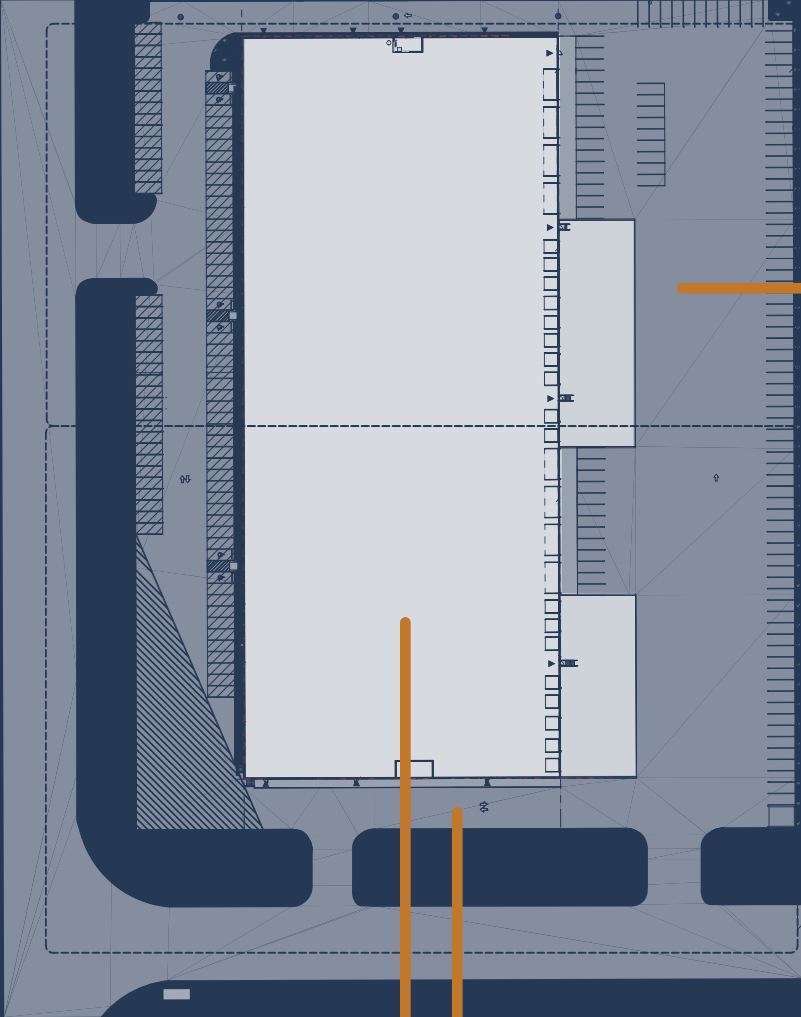
# LOCATION

RANGE ROAD 3060  
& REVENUE ROAD,  
RM OF CORMAN PARK



West of the Husky Travel Centre, Costco and  
Sasktel Centre with easy access to Highways 11, 12 & 16.

# SITE PLAN



DEMISING OPTIONS  
AS LOW AS  
**37,500 SF**

**7 ACRES**  
OF SITE AREA



# BUILDING INFO



### ADDRESS

219 Revenue Road,  
Corman Park, Sask.  
S7R 0H4



### LEGAL

Block 6, Lot 6 &  
most westerly  
60' of Lot 5



### AVAILABLE

25,640 SF  
*Min Contiguous*  
37,500 SF



### ZONING

DM1  
Light Industrial



### PARKING

100 Paved Stalls  
*45 Trailer Stalls*



### CLEAR

32' Height



### LOADING

Grade & Dock  
As Required



### LIGHTING

LED



### FIRE SUPPRESS

ESFR



### 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

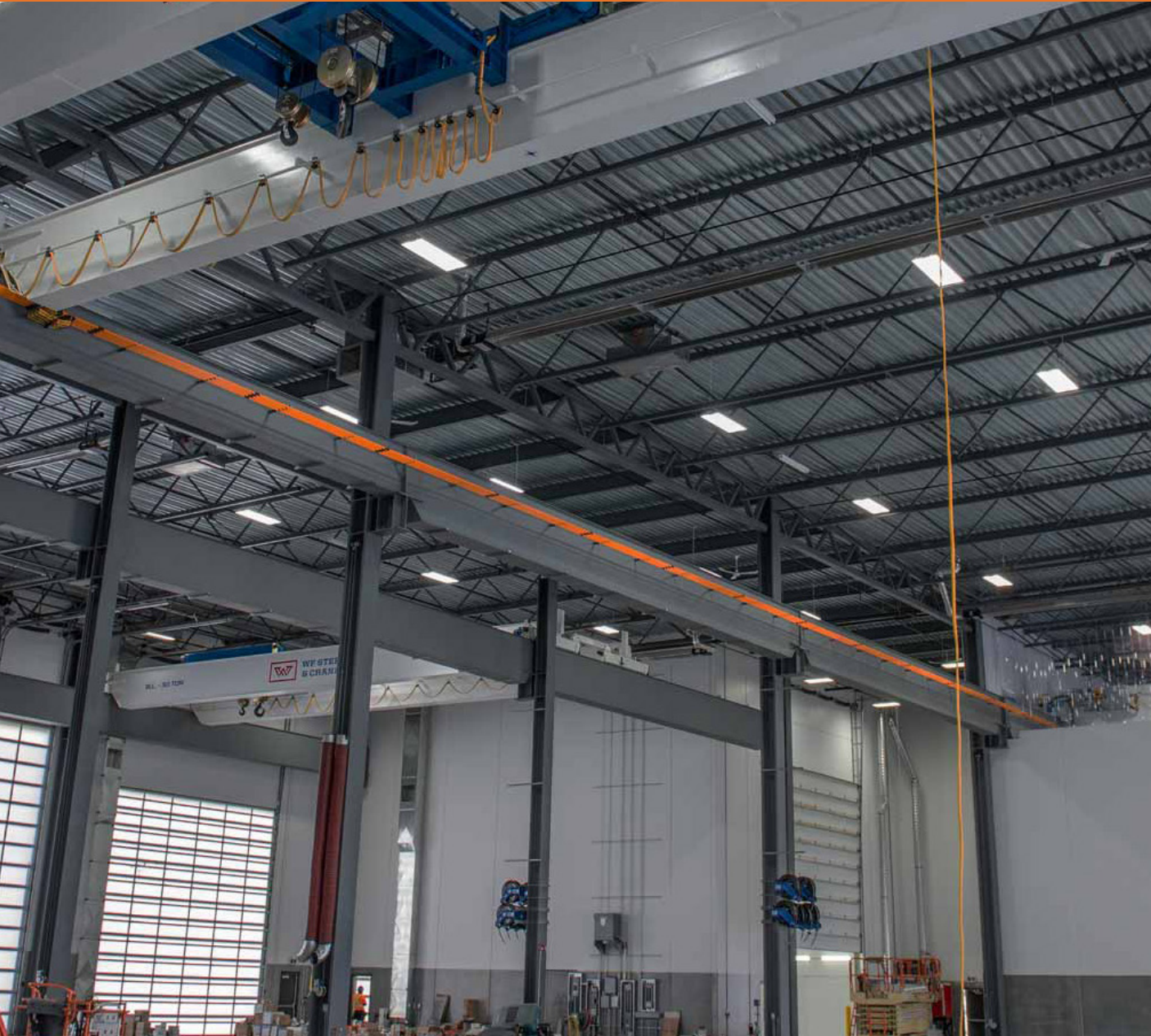
# LEASING

LEASE RATE  
Market

PROPERTY TAX  
\$2.07 PSF

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  
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