



BIZ HUB

SASKATOON SPEC BUILDING



AVAILABLE FOR LEASE

Available
**TRAILER
PARKING**

Construction
Scheduled to Begin
SPRING 2023

Ample Yard Site &
Ceiling Clear Height of
32'

Pre-Leasing
Available.
NOW



LOCATION

RANGE ROAD 3060
& REVENUE ROAD,
RM OF CORMAN PARK

HWY
16

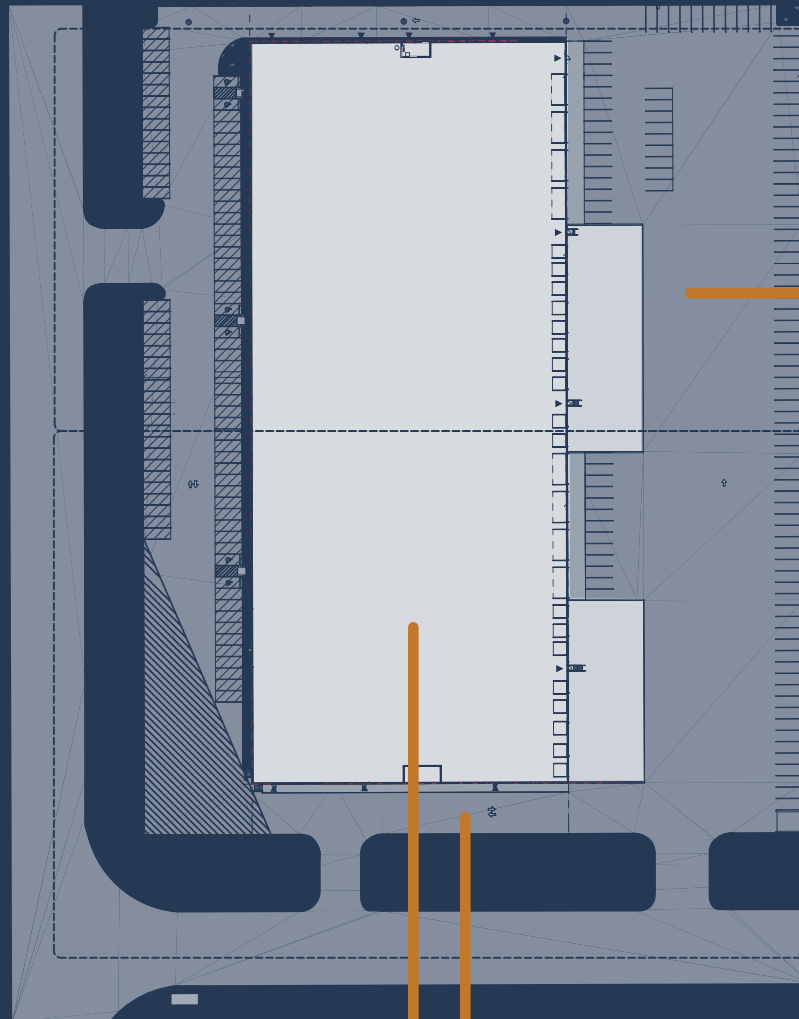
HWY
12

HWY
11



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

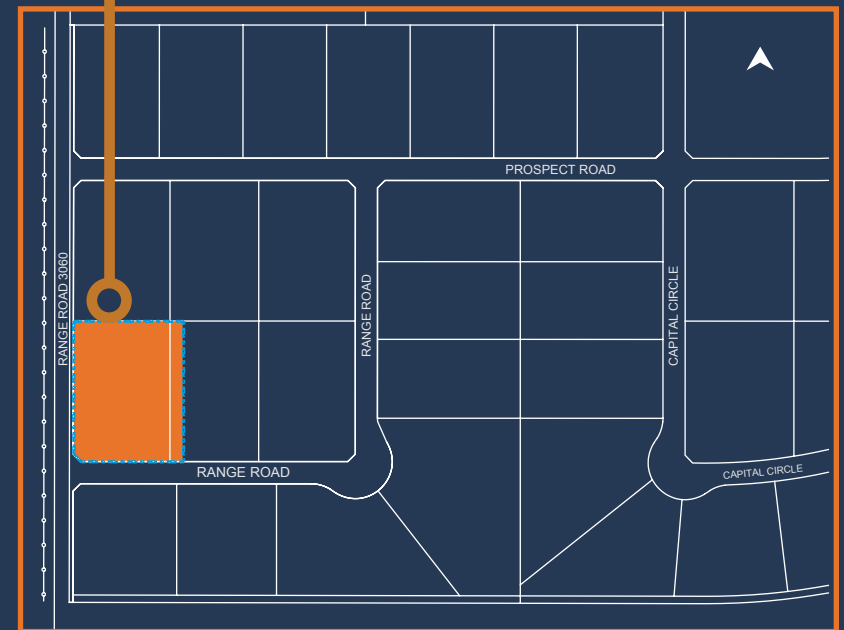
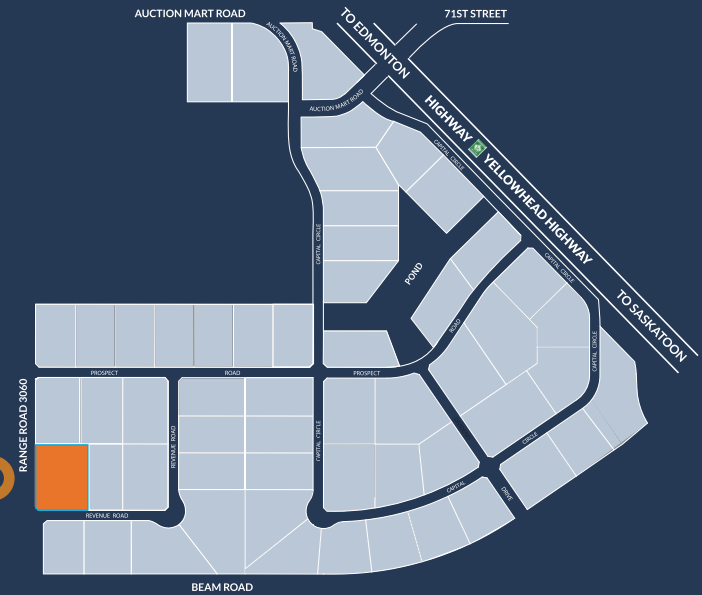
SITE PLAN



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

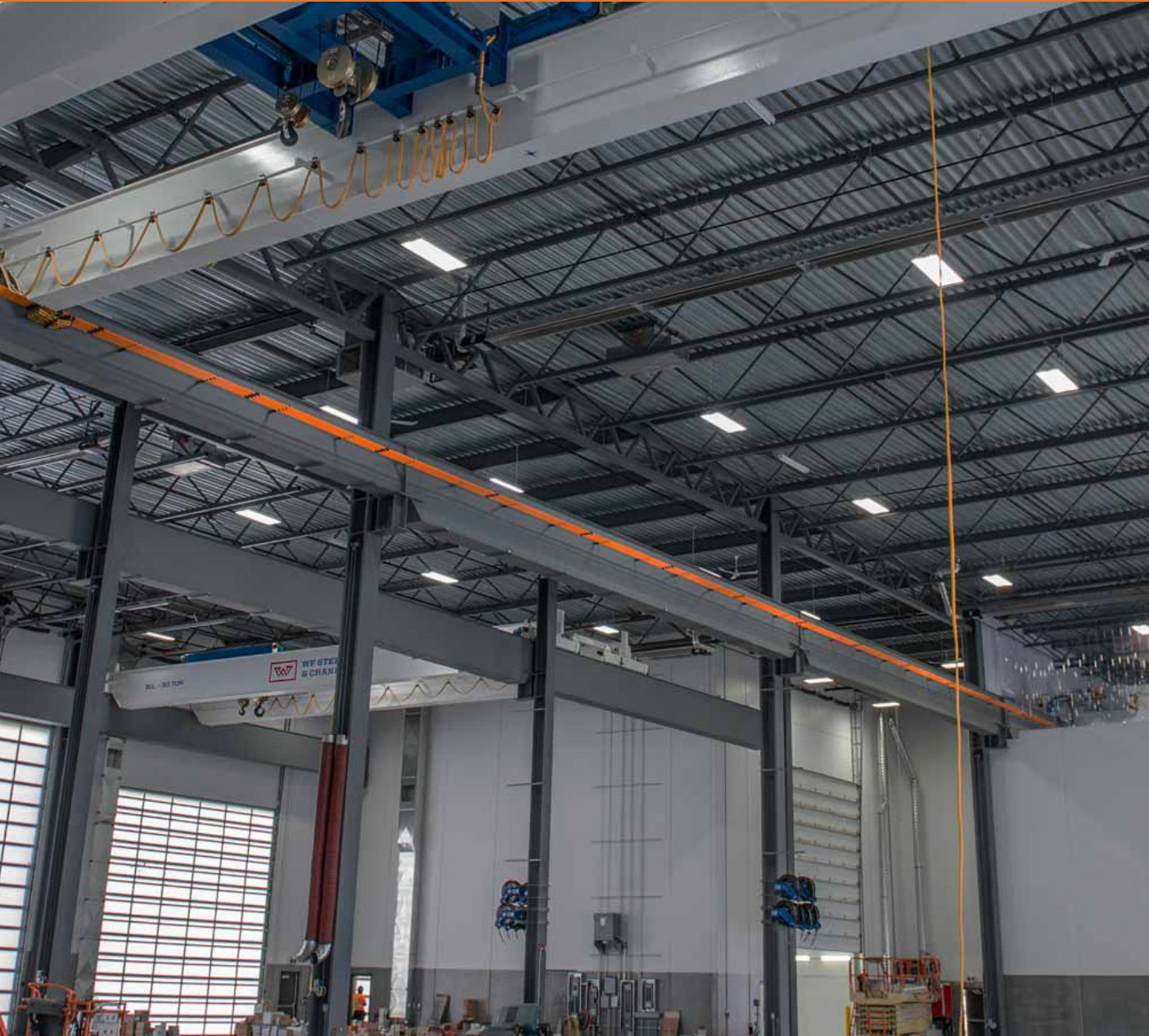
LEASING

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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40  **YORK**
YEARS REALTY