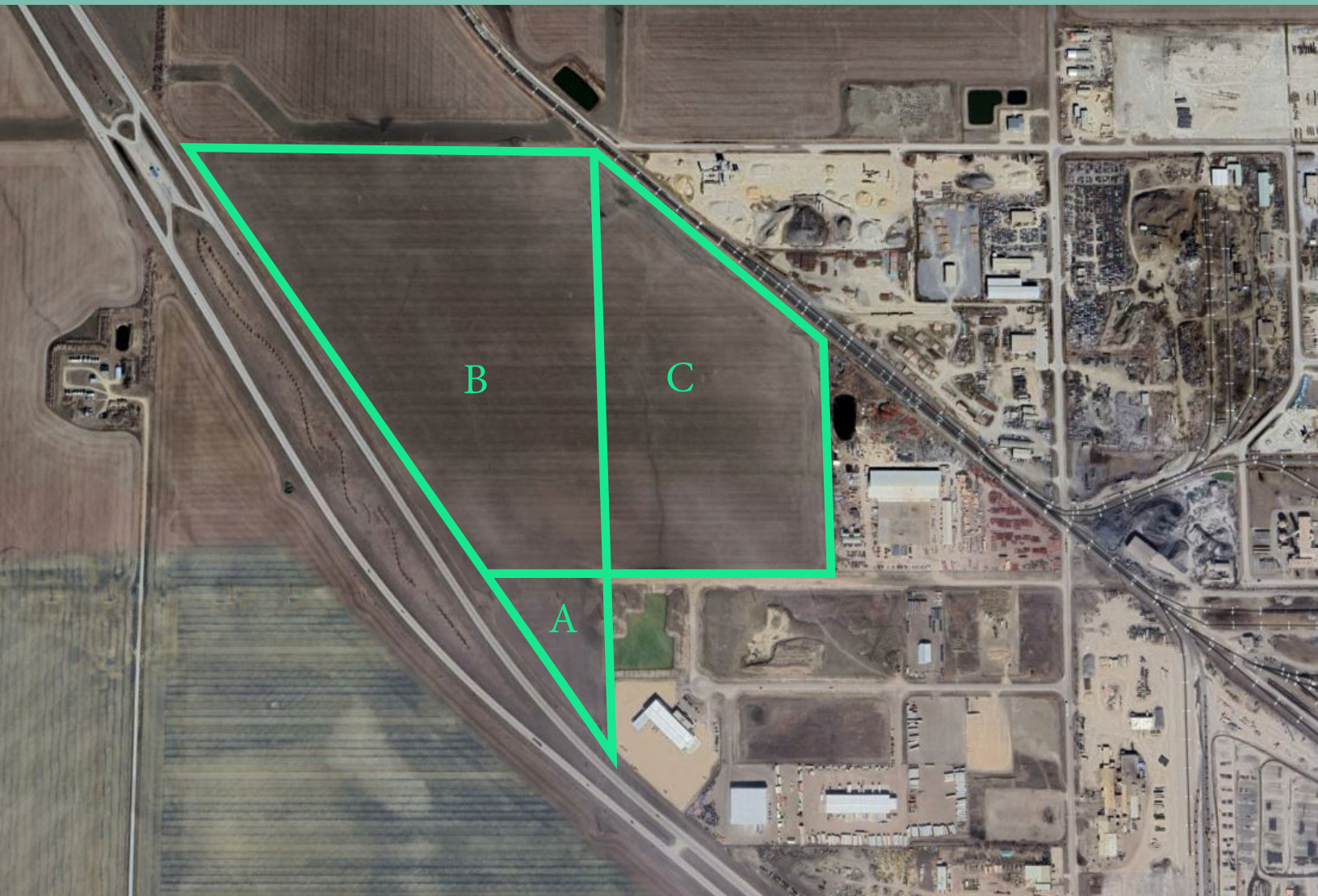


Sherwood Industrial Park

Sherwood Industrial Park
RM of Sherwood, Saskatchewan
www.cbre.ca

High Visibility Land for Sale



Overview

Land ready for development in Sherwood Industrial Park. Conveniently located north of the City of Regina, this land can be accessed via Pasqua Street North. With easy access to HWY 11 and the Regina Bypass, it offers great connectivity adjacent to the Pasqua Industrial Park

This land features the potential for 1300 meters of highway frontage creating excellent visibility and accessibility for future development as well as the potential for rail line access via Parcel C (Buyer would need to negotiate access).

Currently, the land is zoned as agricultural, and is being farmed on a year-to-year basis with the crop belonging to the tenant. However, the land has the potential to be rezoned as light industrial in the future (responsibility of re-zoning lies with the purchaser).

Parcel A 7.63 Acres
\$92,000 / Acre
330 m Highway Frontage

Parcel B 97.92 Acres
\$75,000 / Acre
980 m Highway Frontage

Parcel C 56.31 Acres
\$85,000 / Acre
Potential for Rail Access

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