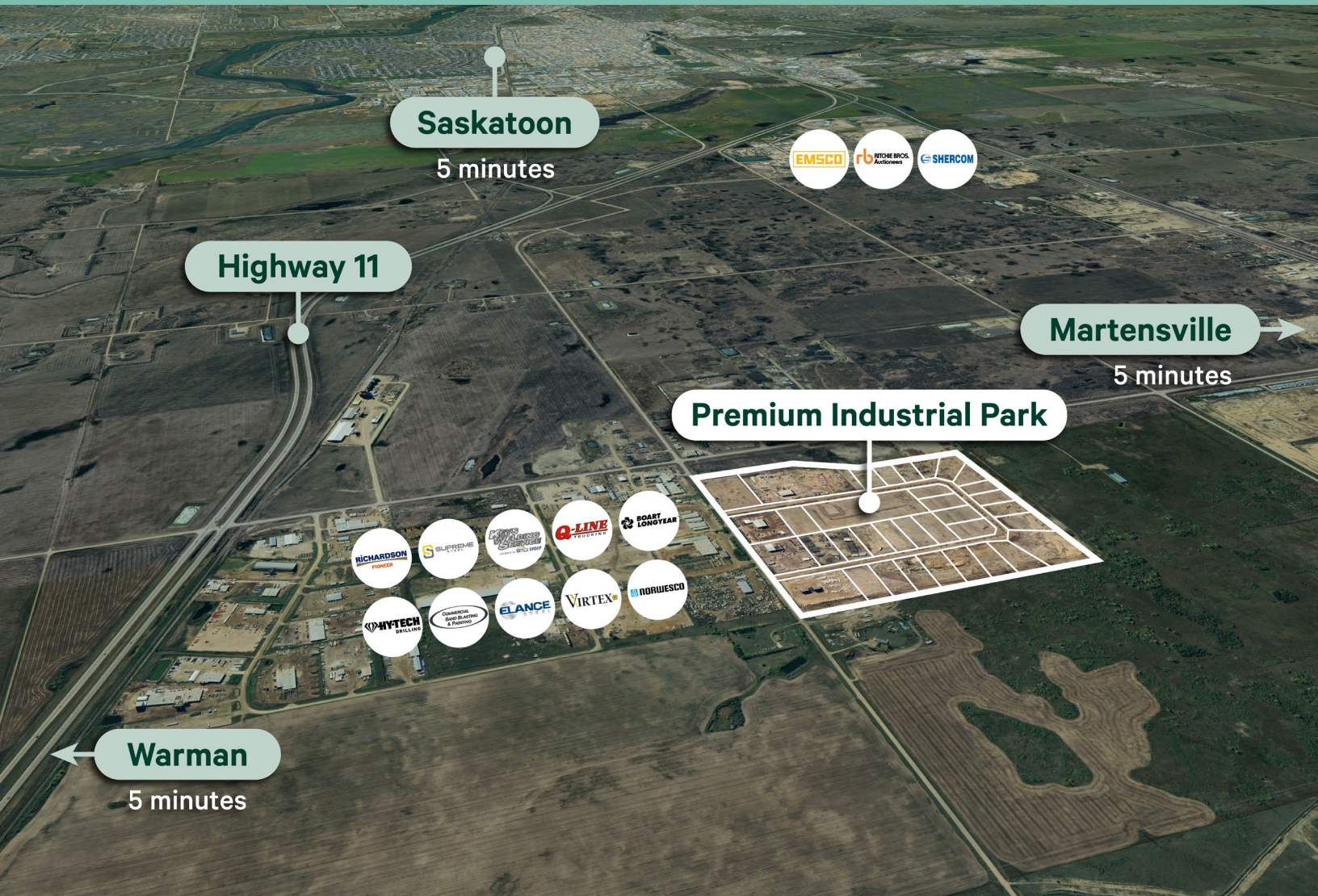


Premium Industrial Park

R.M. of Corman Park, SK

Premium Way
R.M. of Corman Park, SK
www.cbre.ca/saskatchewan

Industrial Parcels 5 Minutes From Saskatoon



Saskatoon

5 minutes

Highway 11

Martensville

5 minutes

Premium Industrial Park

Warman

5 minutes



Premium Industrial Park Land

Premium Way | R.M. of Corman Park, SK



Neighbourhood Profile

Nestled just north of Saskatoon, the Premium Industrial Park thrives as a hub of industry. Its prime location boasts easy access to the city, just a five-minute drive away. Established businesses like Q-Line Trucking, Boart Longyear, Westcan, Norwesco Canada, and Richardson Pioneer call the area home, solidifying its reputation as a well-developed industrial area. This well-connected location, alongside its proximity to Saskatoon, makes Premium Industrial Park an attractive option for businesses seeking a central and established environment.

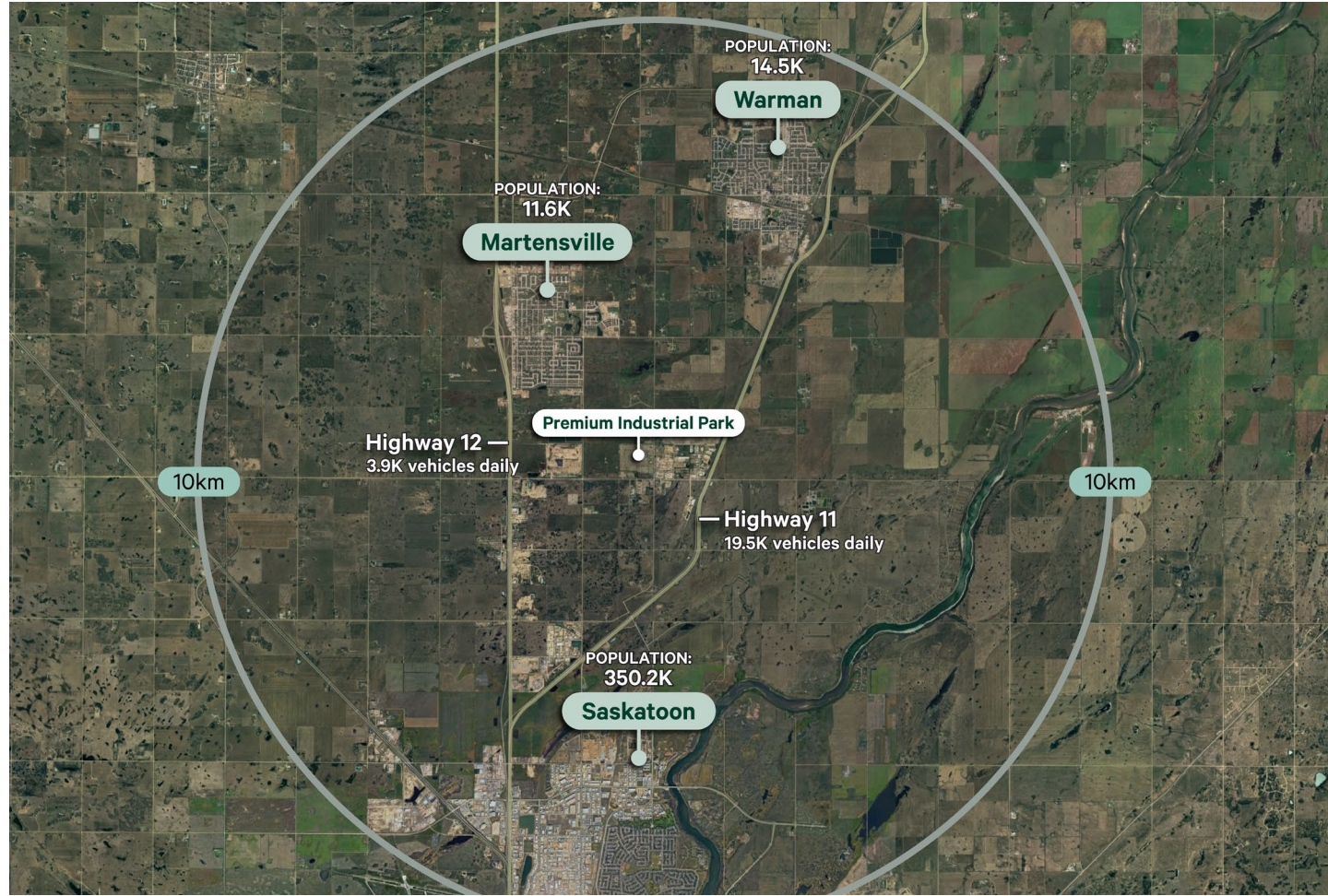
The area offers a dynamic atmosphere for a variety of industries. From transportation to manufacturing, the established businesses within the area create a diverse community. This mix can provide numerous benefits for companies seeking to expand their reach or optimize their operations.

Notable Nearby Companies



Available Lots

Lot #	Block	Size	Asking Price	Lot #	Block	Size	Asking Price
38214	1	4.85 acres	\$400,000 per acre	174	1	1.98 acres	\$400,000 per acre
122	1	2.02 acres	\$400,000 per acre	178	1	1.98 acres	\$400,000 per acre
126	1	2.01 acres	\$400,000 per acre	182	1	1.98 acres	\$400,000 per acre
130	1	2.00 acres	\$400,000 per acre	186	1	1.98 acres	\$400,000 per acre
134	1	2.15 acres	\$400,000 per acre	155	2	4.54 acres	\$400,000 per acre
138	1	2.98 acres	\$400,000 per acre	171	2	2.29 acres	\$400,000 per acre
142	1	1.99 acres	\$400,000 per acre	175	2	2.29 acres	\$400,000 per acre
150	1	1.98 acres	\$400,000 per acre	179	2	2.29 acres	\$400,000 per acre
154	1	1.97 acres	\$400,000 per acre	183	2	2.29 acres	\$400,000 per acre
158	1	4.84 acres	\$400,000 per acre	187	2	2.29 acres	\$400,000 per acre
162	1	2.23 acres	\$400,000 per acre	191	2	2.29 acres	\$400,000 per acre
166	1	1.98 acres	\$400,000 per acre	111	2	2.29 acres	\$400,000 per acre
170	1	1.98 acres	\$400,000 per acre	147	2	4.54 acres	\$400,000 per acre

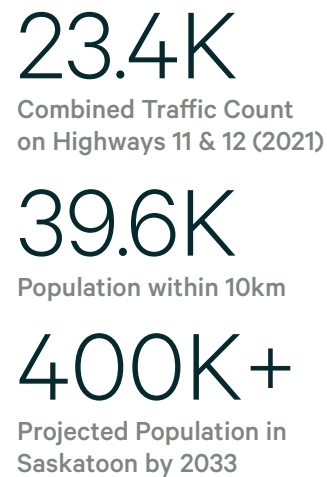


Demographic Overview

Premium Industrial Park benefits from high volumes of daily traffic from the two major nearby highways. Highway #12 is accessible 3.6km from the site with 3,850 vehicles daily, and Highway #11 is 1.6km from the site with 19,540 vehicles daily. These highways serve a plethora of flourishing communities traveling to and from Saskatoon – Saskatchewan’s largest city – and notably, the two growing cities of Martensville and Warman, each only a few minutes’ drive from the site. This location benefits from the many established businesses and services directly surrounding the site, building a solid industrial network north of Saskatoon.

Saskatoon’s population has recently surpassed 300,000 residents and continues to see more growth each year, having risen by 8.7% from 2018-2023 and projected to exceed 400,000 within the next 10 years. Martensville and Warman have seen an increase of 6.0% and 12.2% respectively from 2018-2023. Altogether, there are nearly 40,000 residents within 10km of the park, projected to surpass 48,000 by 2033.

With the growing demands of these surrounding booming communities, Premium Industrial Park is in an ideal position to provide a variety of commercial offerings – from purely industrial uses to essential goods and services – and support the industrial districts in Saskatoon’s north as they continue to expand outward.



Property Details

Site Information

Premium Industrial Park, located five minutes north of Saskatoon, offers a prime location for industrial businesses with easy city access. Known businesses are established in this area, enhancing its reputation as a developed industrial hub. The park’s proximity to major highways ensures high volumes of daily traffic and facilitates the growing populations in the nearby cities, thus increasing the demand for industrial and commercial offerings.

- + **Location**
 - Premium Industrial Park, R.M. of Corman Park, SK
- + **Available Land**
 - 1.97–66.1 Acres
- + **Roadways**
 - Wide, paved interior roads
- + **Compound**
 - Asphalt or paved compound available
- + **Potable Water**
 - SaskWater contract via City of Saskatoon
- + **Sanitary Sewage**
 - Private septic
- + **Gas Services**
 - SaskEnergy
- + **Electric Service**
 - SaskPower/3-phase power
- + **Zoning**
 - M1 (Light Industrial District)
- + **Phone & Internet**
 - SaskTel
- + **Postage/Mail**
 - Canada Post mailboxes
- + **Owner will construct buildings for qualified purchasers**
 - Please contact for more info



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