

BizHub Industrial

209 Revenue Road
Corman Park, Saskatchewan
www.cbre.ca/saskatchewan



25,312 SF REMAINING



CBRE

Site Highlights

High-Quality Industrial Park Off Highway #16

BizHub Industrial Park has become the hub of Saskatoon's industrial market, built to maximize sustainability and growth. Tenants include some of **Saskatoon's most prominent industrial users**: Fed-Ex, Farmer's Business Network, Co-Op, Varsteel, Sun-Cor Energy, Transforce, Southern Irrigation, Rosenau Transport, Earthworks Equipment, Prairie Crane, WGI, Con-tech, Rimex Supply, Caron Transportation Systems, and others. This state-of-the-art industrial building comprising **50,625 SF on 6.11 acres** is positioned strategically just outside Saskatoon on **Highway #16**, also called the Yellowhead Highway, which is part of the **Trans-Canada Highway** system.

50,625 SF
Total Area

6.11 AC
Lot Size



Current Availability

25,312 SF Remaining

\$16.50

Asking Lease Rate PSF

\$3.45

Occupancy Costs PSF (est.)

DEMISING OPTIONS

- + **25,000 SF** or **12,500 SF** potential demising options on approx. **3.05 acres**
- + Significant yard space (building-to-land ratio of **19%**)

TOTAL AREA

- + **50,625 SF** building on **6.1 acres**

ZONING

- + **DM1** – Light Industrial

LEGAL DESCRIPTION

- + Lot 4-Blk/Par 6-plan 102241864 Ext 0

POSSESSION

- + Immediate



Premium Amenities

Large Compound

With just over 3 acres and a building-to-land ratio of 19%, **BizHub Industrial Park** offers a **compound structure uniquely better than a standard gravel lot**. The structure base is clay, varying in thickness depending on the elevation requirements, compacted to 96%. Topsoil, weeds, and boggy materials are removed from this sub-base with 8 inches of clean, granular crushed concrete on top. On top of the crushed concrete base is 4 inches of reclaimed asphalt pavement, totalling 12 inches of fill which is then compacted again to 98%.

This combination of materials and compacting results in a highly durable compound structure which behaves much like a paved parking lot, but with far more tolerance to heavy vehicular traffic. As a result, less damage is likely to occur over the long term.

- + Significant Yard Space
- + Building-to-Land Ratio of 19%
- + Approx. 3.05 Acres
- + Compacted Clay Base
- + 8" Crushed Concrete
- + 4" Reclaimed Asphalt

(TOTAL 12" OF FILL COMPACTED TO 98%)

Upgraded ESFR Sprinklers

The ESFR, or Early Suppression Fast Response, fire system is a premium system that allows for a wide range of possible storage methods and materials. However, every tenant circumstance is unique and the ESFR system must be reviewed in the context of the tenant's requirements: specific types and volumes of products stored as well as the height of product storage (maximum sprinkler spacing to be 100 SF, maximum 10' between sprinklers).

ESFR systems are designed to prevent fires from becoming fully developed, not just pre-wetting the environment for the arrival of a fire department team. This is achieved with larger sprinkler heads which discharge higher water pressure and volume to quickly drown flames. This system is especially useful in warehouses to eliminate the need for in-rack sprinkler systems, as the ESFR system is mounted to the ceiling. ESFR systems have been reported to have a high success rate in suppressing fires.

Specs & Features



Dimensions

+ 112.5' x 225' or 25,312 SF



Interior

+ 8' interior metal liner panel to all perimeter walls



Charging Stations

+ Electric vehicle stations (2 per bay)
+ 2 forklift charging stations



Dock Doors

+ 4 dock doors – potential to increase to 6 if required
+ 8'6" x 9' with 30,000 lb. hydraulic dock leveller, bumpers, and seals



Utilities

+ 400-amp, 347/600-volt, 3-phase power
+ Separate power/natural gas/water/sanitary
+ Multiple access points providing consistent Wi-Fi



HRV

+ 1 heat recovery ventilator



Lighting

+ LED lighting with occupancy sensors to reduce usage



Building Finish & Landscaping

+ VicWest Bellara & Timberstone cladding accents
+ Professionally-maintained enhanced irrigated landscaping above minimum specifications



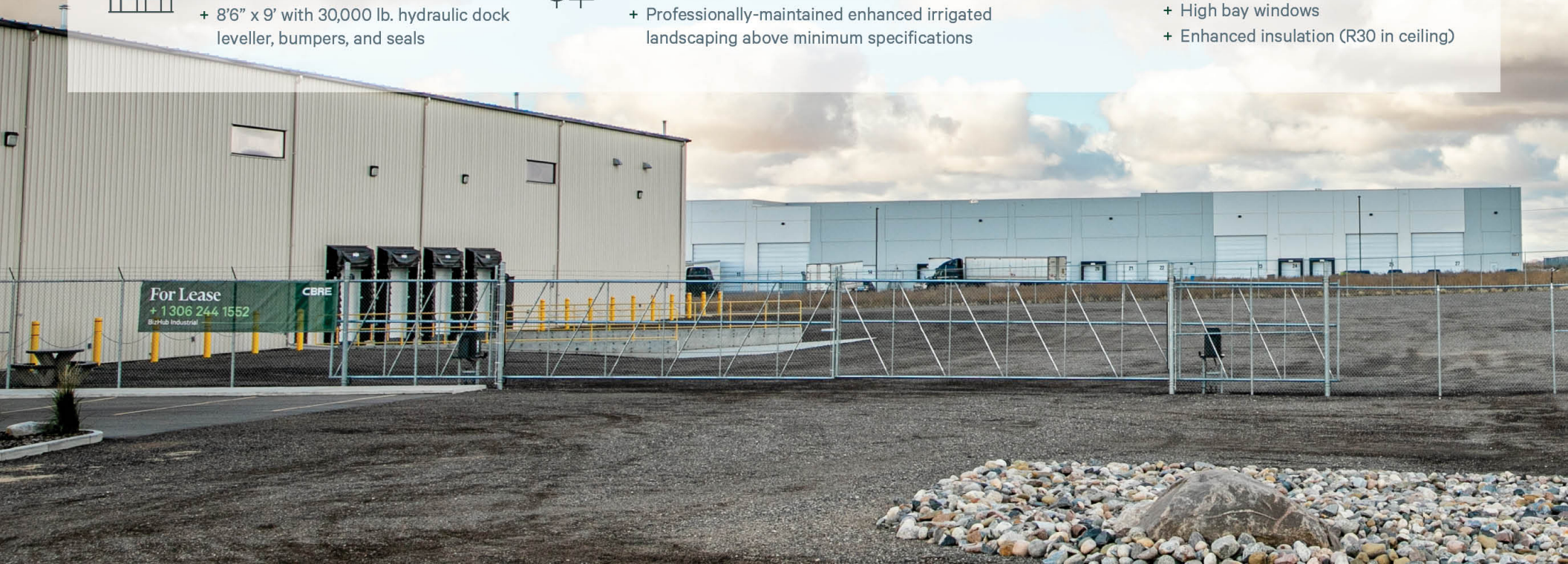
Overhead Doors

+ (3) 14'x16' overhead doors
+ Interceptor pit at each door
+ Drive-through doors



Additional Features

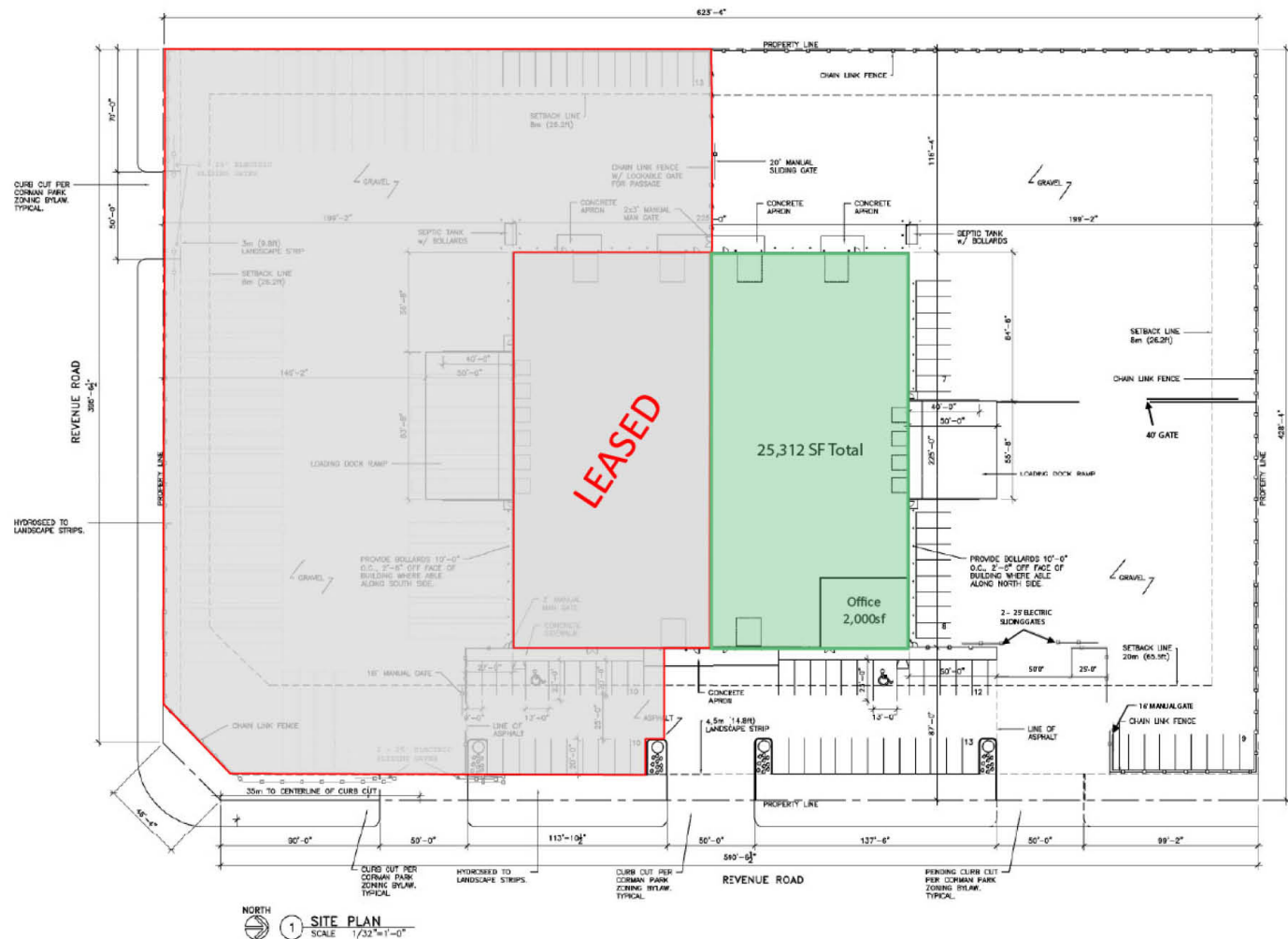
+ Premium ESFR fire sprinkler system
+ Remote-operated electric gates
+ 6" slab
+ Custom-built office to tenant specifications (1-2 storeys)
+ 2,000 gallon septic tank
+ 29'6" eaves to achieve 26'0" clear
+ Multi-year tax abatement incentive reducing occupancy costs
+ High bay windows
+ Enhanced insulation (R30 in ceiling)



North Bay Layout

Option 1: 25,312 SF

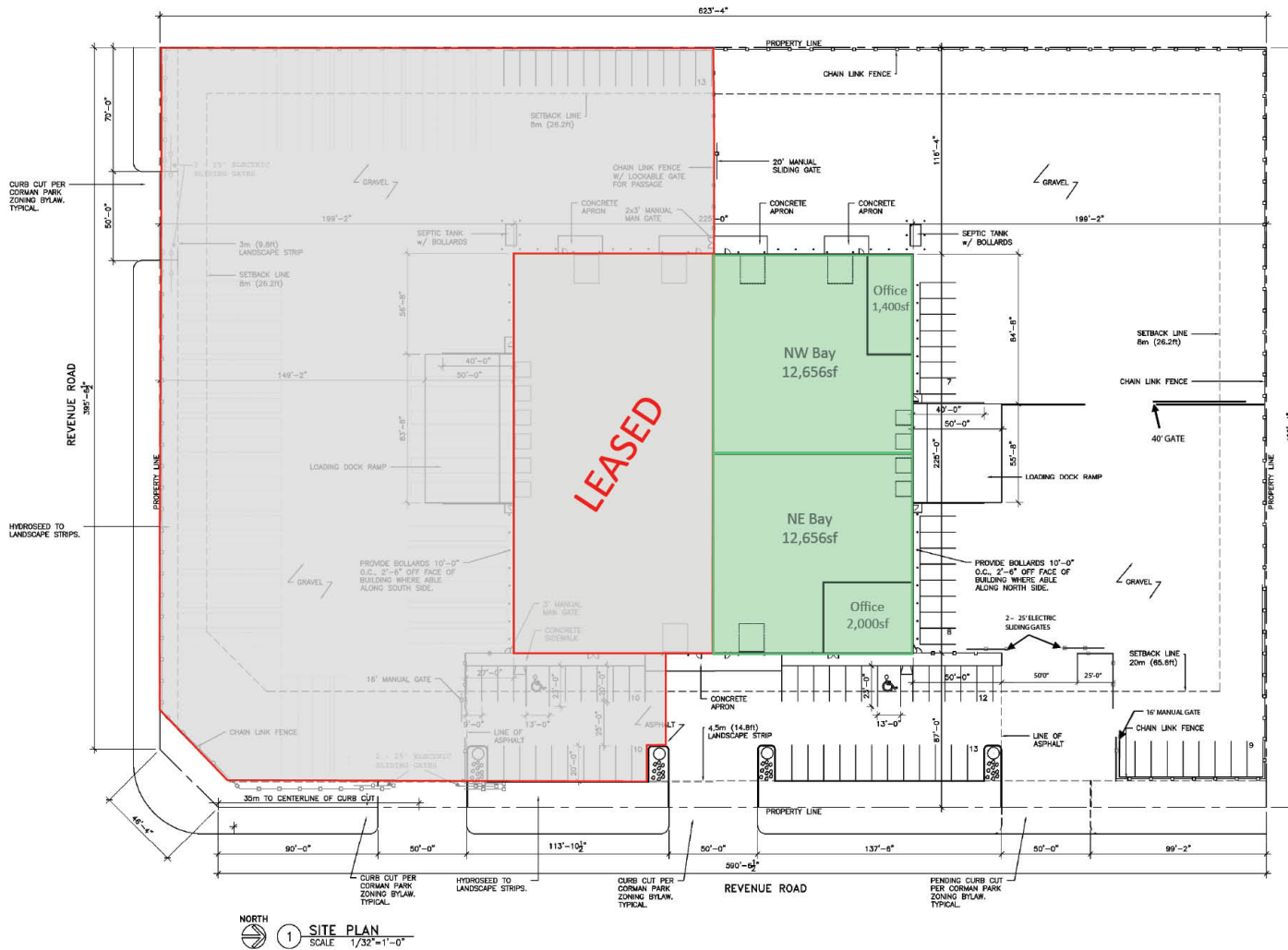
This layout allows for up to 3,400 SF of office space and a considerable loading area with grade-level overhead doors.



North Bay Layout

Option 2: 12,656 SF (2 Units)

The demising option still comfortably allows for approx. 1,400-2,000 SF of office space in each unit and adequate loading areas with grade-level overhead doors.



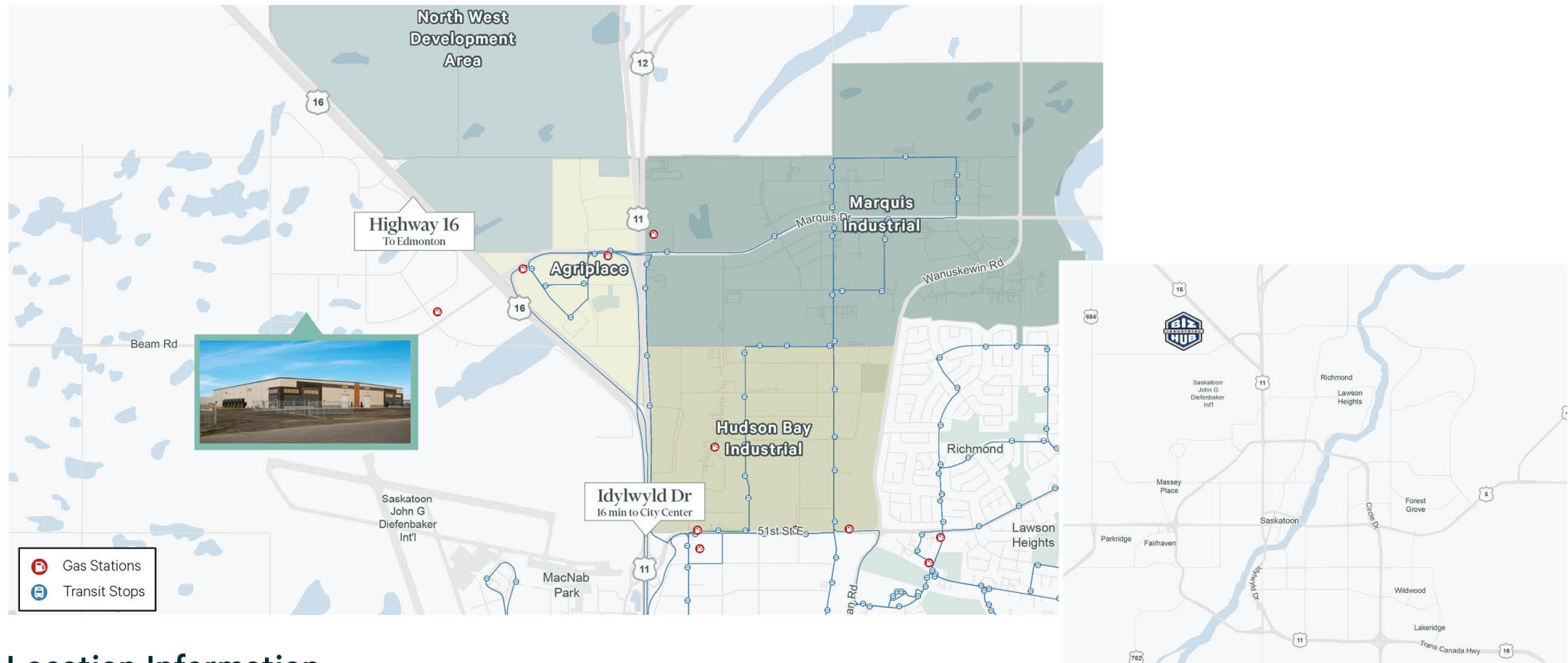
Additional Photos



BizHub Industrial Park

209 Revenue Road | R.M. of Corman Park, SK

For Lease



Location Information

Conveniently located along Highway 16, the most traveled highway in the province, BizHub offers excellent access to John G. Diefenbaker Airport and Saskatoon's bustling North Industrial Area. This premium placement provides direct exposure to Highway 16 and excellent access to Highways 11 and 12.

This building has a 26' clear ceiling height and an abundance of yard space on 6.11 acres. Warehouse is equipped with energy-efficient LED lighting, up to 12 dock doors, and 6 overhead doors on full building. Storm/flood water managed through ditches and retention pond.

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