

# Cory Industrial Land

7.34 Acres, North of Highway 11

Lot 3-Blk/Par 7-Plan 102038622 Ext 0 RM of Corman Park No. 344, SK www.cbre.ca/saskatchewan

Price: \$1,688,200.00 (~\$230,000.00 per acre)



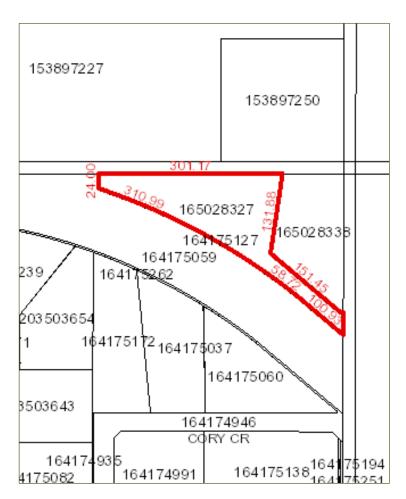
# **Cory Industrial**

## **Hwy 11 Access**

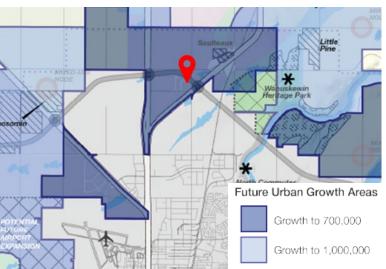
Cory Industrial is an industrial development located just 4KM North of Saskatoon's boundary. Access is available via highway 11 to Warman, and via highway 12 to Martensville. Tenants on the site include Wyant Group Raceway, Ritchie Bros. Auctioneers and Zytech Building Systems.

## **Available Site**

- + 7.34 Acres of land on the corner of Range Road 3053 and Township Rd 380
- + Easy access to highway 11 and highway 12
- + Strategically positioned to provide routes to Saskatoon, Prince Albert, Warman and Martensville
- + Under the City of Saskatoon's plan for growth, this land will be considered urban commercial/industrial
- + This land is earmarked to be urbanized as Saskatoon, Warman and Martensville move towards a total population of 700,000







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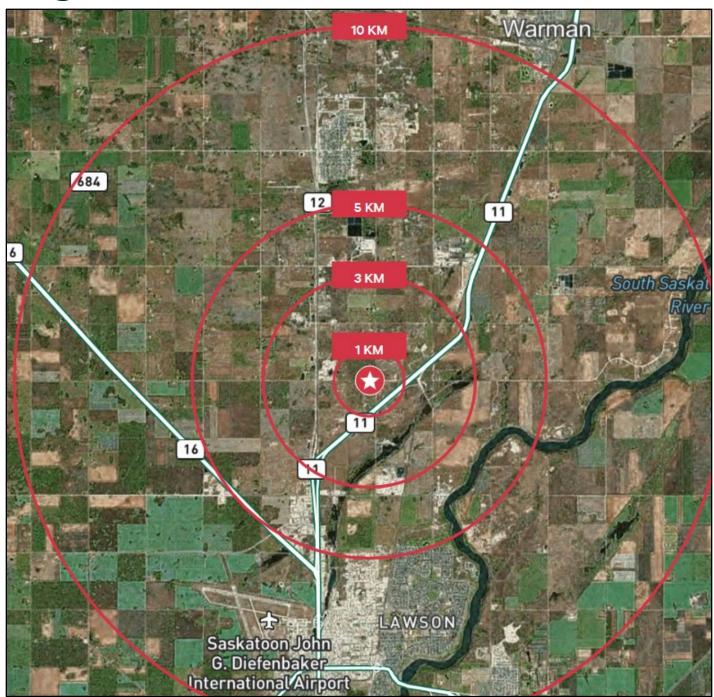


# Neighborhood Profile





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# **Contact Us**

### Michael Bratvold

Sr. Vice President | Managing Director +1306 803 5977 michael.bratvold@cbre.com

### Ben Kelley

Senior Associate +1306 803 5979 ben.kelley@cbre.com

#### **Shane Endicott**

Sales Associate +1 306 803 5978 shane.endicott@cbre.com

## Dallon Kuprowski

Sr. Financial Analyst +1 306 803 5983 dallon.kuprowski@cbre.com

