



**HUB** *noun:*  
**a center of activity**





At BizHub Industrial Park, we're building a progressive industry centre that welcomes customers, attracts employees, and connects you to the world. Built to maximize sustainability and growth, BizHub has become the hub of Saskatoon's industrial market. Drawing on the experience and resources of Concorde Properties, one of Western Canada's leading developers, BizHub Industrial Park is introducing its next phase of light-industrial lots.

Put your business in the hub -

**BizHub.**



### Current Operators/Owners





Conveniently located along Highway 16, the highest travelled 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 7 and 11.

With wide, paved interior roads, BizHub is ideal for trucking companies, manufacturers, dealerships, distributors and the like. With lots at a minimum of 5 acres and the ability to package lots together, the possibilities are endless.

BizHub offers full fireflow water protection. A six inch dedicated line is capable of producing a maximum flow of 1550 US gallons per minute to any fire suppression system.

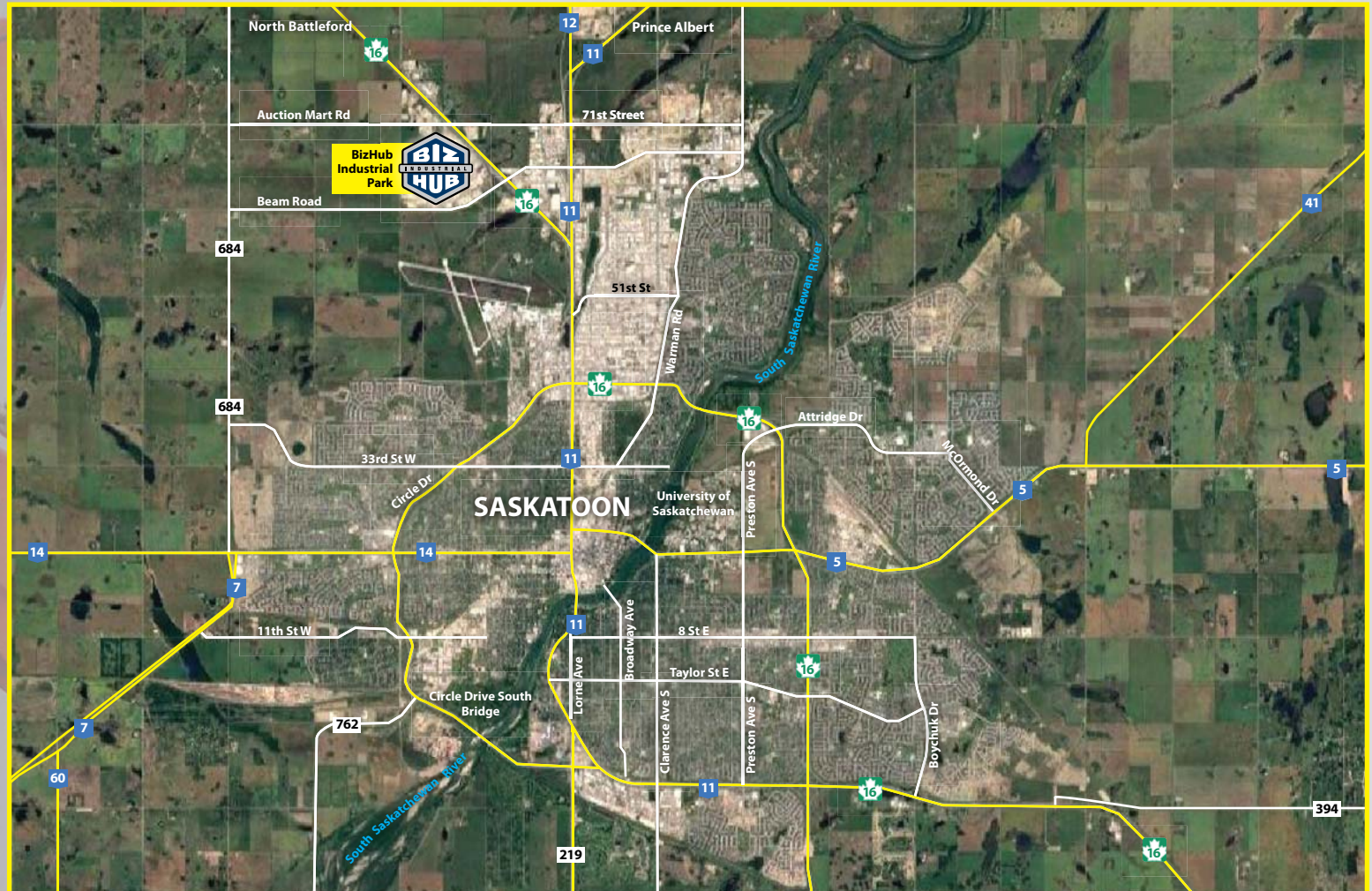
Architectural guidelines are in place to protect your investment. Only high quality buildings with high quality owners.

An application for a three-year tax abatement policy from the RM of Corman Park is also available.





## BizHub Location Map





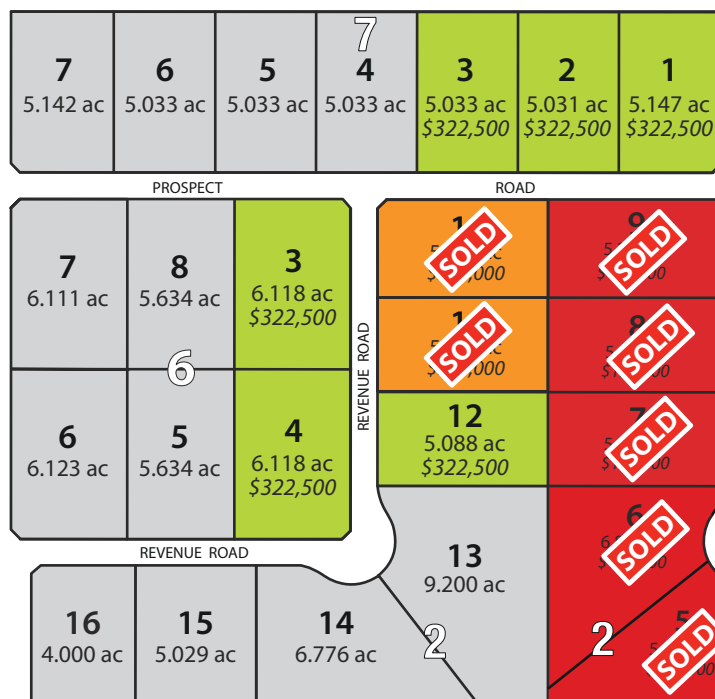
AUCTION MART ROAD

71ST STREET

**All Prices in \$ per Acre**

- COMING SOON
- AVAILABLE
- CONDITIONALLY SOLD
- PHASE 2 SOLD
- PHASE 1 SOLD OUT

RANGE ROAD 3060



BEAM ROAD



November 17, 2020

*Lot layout subject to change. BizHub Developments reserves the right to change prices.*





## BizHub Technical Specifications

### **Power**

Standard three-phase secondary service voltages as follows : 120/280V, 277/480V, 347/600V, and 2400/4160V  
Primary voltage of 14,400/24,940 also offered

### **Water- BizHub Water Inc.**

Potable Water supply through contract with Sask Water via City of Saskatoon

1 inch domestic line

6 inch fire flow protection line

This system was engineered to deliver a maximum 1550 US gallons per minute with a minimum residual pressure of 15 psi

### **Natural Gas**

Line diameter 168.3ST or 60.3ST depending on location within the development

Pressure of mains range from 60PSIG to 120PSIG (Max Op @ 120PSIG in Winter)

### **Telephone**

Full telephone, internet and television capabilities

### **Roadways**

10 meter width

Large turning radii (35 meter width)

Fully paved, curbed with hydra-seeded berms and professionally landscaped borders

### **Sanitary**

Underground septic tanks must be installed upon development

### **Storm Drainage**

Professionally engineered drainage through a system of culverts and ditches



BizHub, the largest private Industrial Park in Saskatchewan's history is ready for you!

Our highly professional team can be reached at anytime to discuss your future at BizHub.

Be sure to visit our website **[www.biz-hub.ca](http://www.biz-hub.ca)**.

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