



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 eight light-industrial lots.

Put your business in the hub -

BizHub.

Current Operators/Owners at BizHub Industrial Park





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.

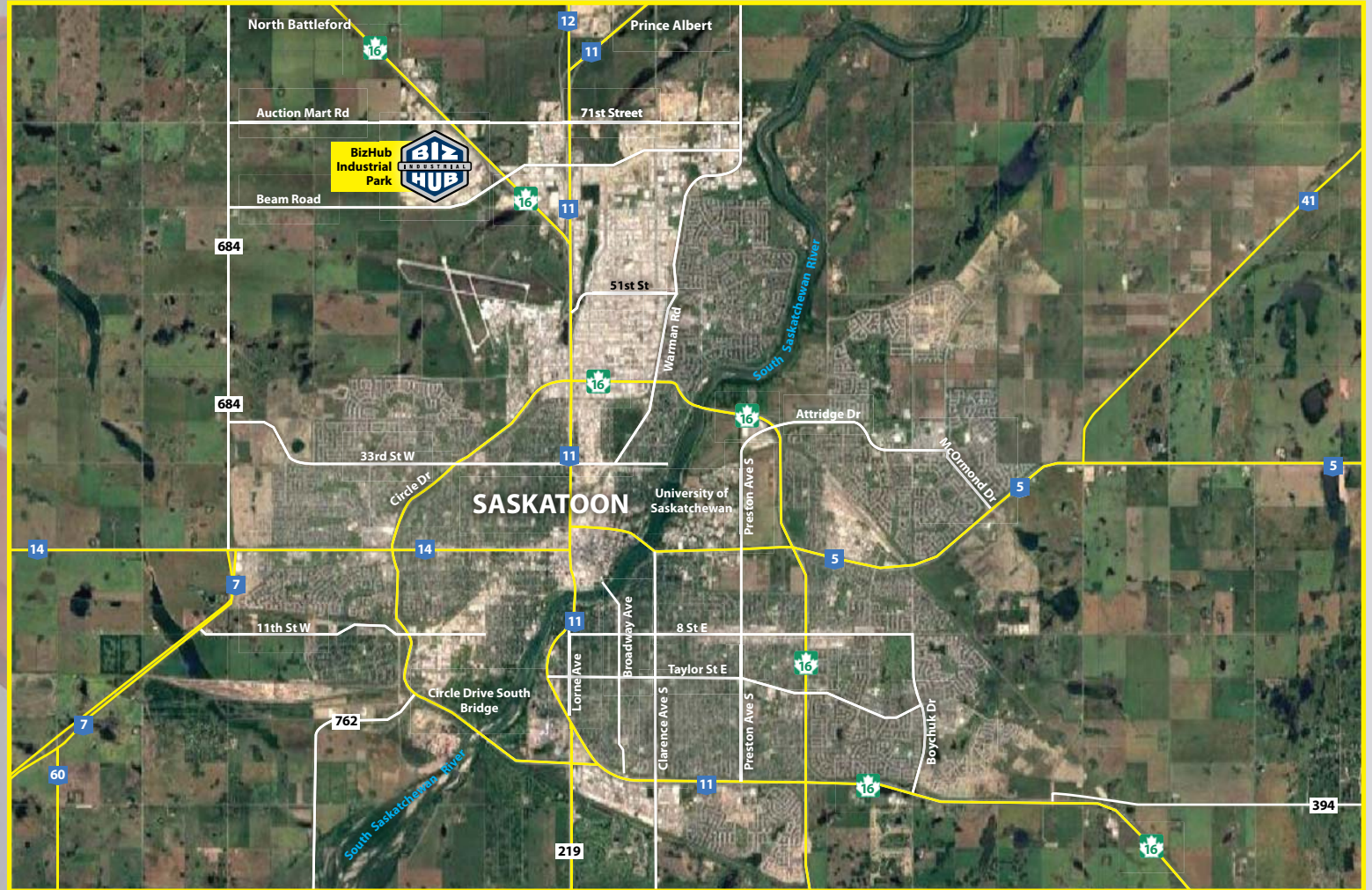
BizHub offers full fireflow water protection. A six inch dedicated line is capable of producing a maximum flow of 1550 US gallons per minute to any fire suppression system.

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
- SOLD



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



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**.

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