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9 » 2007

BizHub park launched

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A new industrial park located on the outskirts of Saskatoon is expected to draw national companies to the area, according to the park's developer.

Tenants in Phase 1 of the BizHub Industrial Park likely won't move into the 300-plus acre development until spring 2008, but announcements will be made in the coming weeks about the businesses coming to town, said David Dube, president and CEO of BizHub Developments, a member of the Concorde Group of Companies of which Dube is also president.

The development, which was announced Friday, is in the RM of Corman Park, located west on Highway 16 and Beam Road in the Marquis Drive area, bordering Saskatoon city limits on the north end of the airport.

Local and national companies will be moving into the park, said Dube, which will take the title of Saskatchewan's largest industrial park when complete.

"I can tell you it's a combination of both locally based businesses that have decided to relocate or expand in the park, and it's also some nationally based tenants who have come to us who are looking for a new position," said Dube, who declined to name the companies.

"We see the land and development value of this park being a quarter of a billion dollars, so it's a significant investment in the community and a great enabler for businesses in Western Canada to find advantages to relocate to Saskatoon and the region."

BizHub Developments, which is solely focused on the park, has limited the type of industries that can purchase lots to preserve esthetic and environmental standards. All buildings in the development must meet strict architectural and developmental controls and be consistent with airport height restrictions because of the location of the park. Lots in the BizHub development begin at a minimum of five acres, and the park includes features such as 10-metre wide paved roads, storm/flood water management and landscaping -- important "extras" that make the park attractive to businesses looking to move, said Dube.

"We think that the ability to locate businesses that need a large land mass and a smaller building footprint don't have as many options within the city limits. It creates a different usage and it allows major distributors and manufacturers to move into the city on a cost-effective basis," he said.

The Concorde Group started purchasing the land where the development sits 20 years ago, he explained, but the idea for the industrial park didn't come together until the city published its 40-year expansion plan a few years ago and the land mass Concorde had been accumulating was not included. Demand from the Saskatoon Regional Economic Development Authority, and other agencies, for large parcels of lightly serviced industrial land helped to form the company's plans, he added.

One of the strongest features of the park is its proximity to transport routes both on the

ground and in the air, Dube explained.

"We think the position of the park with highway structure, and future plans for the highway, makes us the premier point of distribution. We have Highway 16, obviously a huge transportation corridor. We also have Beam Road, which (the provincial Department of Highways) has decided will be an arterial road to Highway 7, and also the access to what the city is considering their ring road in the future.

So far, 25 per cent of the lots in Phase 1 of the project have been sold. Developers are planning for a tentative occupancy of Phase 2 in 2009.

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