



**CENTRAL
CANADA'S
ADVANTAGEOUS
HEAVY INDUSTRIAL
RAIL PARK**

Saskatoon Transportation Link Excl.

Saskatchewan's largest heavy industrial park with dual rail serviced by Canadian Pacific (CP) and Canadian National (CN) railways.

Saskatoon Transportation Link (STL) is strategically and conveniently located in the RM of Blucher, only twelve (12) minutes southeast of Saskatchewan's largest city, Saskatoon. STL's ± 815 AC of heavy industrial lands feature access to Canada's premiere distribution network including direct access to primary Highways 16, 316, 5 and 11, and both CP and CN railways. This advantageous location allows STL to offer world class logistics and distribution to the major economic centers across Canada, the United States, Mexico and around the world.

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STL

**WORLD CLASS
DISTRIBUTION – STL IS
THE ONLY INLAND PORT
IN SASKATCHEWAN WITH
THE ABILITY TO PROVIDE
FULL ACCESS TO ALL
MAJOR DISTRIBUTION
CHANNELS THE PROVINCE
HAS TO OFFER.**

HIGHLIGHTS

- Most cost-effective heavy industrial land per acre of any inland port in Saskatchewan
- Dual rail service provides competitive shipping rates
- Close proximity to Saskatchewan's largest city, Saskatoon
- Flexible lot sizes
- Superior supply chain logistics
- World-class distribution network
- Business friendly municipality with one of the lowest commercial property tax rates in the province
- Municipal and Provincial tax and grant program incentives
- Access to natural gas, power, high-speed internet, telecommunications and potable water

± 815 AC
Heavy Industrial
Development Land

± 752 AC
Available for
purchase

\$42,000/AC
Undeveloped Land

\$175,000/AC
Lightly serviced
Lots K & L



YOU'RE IN GOOD COMPANY

- The Saskatoon Transportation Link is just 17 kms East of Saskatoon, the largest city in Saskatchewan, with a population of 325,000. Saskatoon is the major hub of industry world leaders in the Province including Nutrien, Federated Co-operatives Ltd., Canpotex Ltd., Cameco Corporation, Orano Canada Inc., Areva Resources Canada, BHP Billiton and AGT Foods.
- Saskatchewan is the world's largest potash producer; the globe's biggest exporter of lentils, dried peas, and canola; the second largest energy producer in Canada, and the sixth largest in North America.
- Saskatchewan has one of the most diverse economies and is one of the only places on the planet that produces crude oil, natural gas, coal, uranium, biofuels, geothermal, wind and hydropower.
- The RM of Blucher is progressive, business friendly, flexible, exceptionally accommodating and offers some of the best incentives to new businesses. Cargill, a titan of agriculture, has developed their largest canola crushing facility in the world in the RM. Prairie Grain Renewable Energy, also located in the RM of Blucher, is developing a state-of-the-art dry mill ethanol plant and high protein animal feed production facility. This will be the first of its kind in Saskatchewan.
- The Nutrien Patience Lake and Allan potash mines, Nutrien Clavet fertilizer depot, and Nutrien Ag Services also operate out of the RM of Blucher.



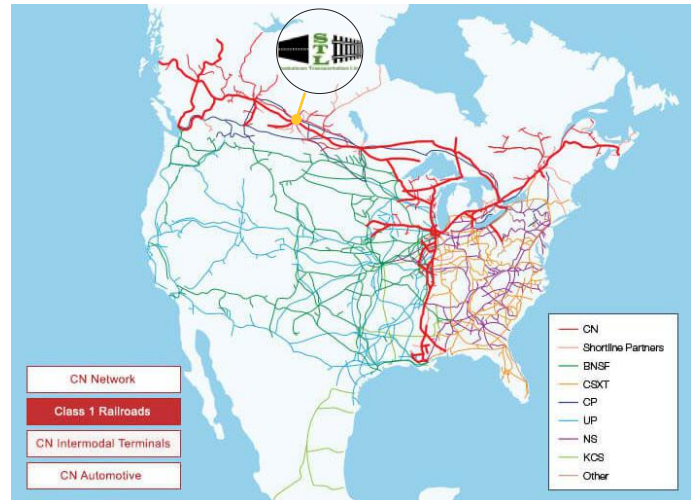
LOWEST COST AND EFFICIENCY TO MARKET

- Global Market Leaders choose to put down roots in Saskatchewan, but more specifically Saskatoon and the RM of Blucher, for their business friendly governing bodies. These policies are reflected through the rural municipality and the province's numerous incentive and grant programs, which allow for a lower overall cost-of-doing business than other Canadian provinces, the United States, and even other inland ports in the province.
- STL offers the lowest cost per acre for Heavy Industrial zoned land than any inland port in Saskatchewan.
- The RM of Blucher has one of the lowest commercial property taxes and highest tax incentives in the province to help grow, strengthen, and foster its commercial business sector. The RM understands how vital the commercial business sector is to the strength of its community and this is why they are so accommodating and efficient regarding planning and zoning flexibility, parcel subdivision, tax incentives, fast and efficient permitting, and good community stewardship.
- World Leaders sustain growth by operating in the most cost effective and efficient way possible. The RM of Blucher understands potential challenges because of their extensive experience in working with some of the largest companies in the world. Their proactive, partnership approach streamlines the development process and helps to keep operational costs to a minimum.

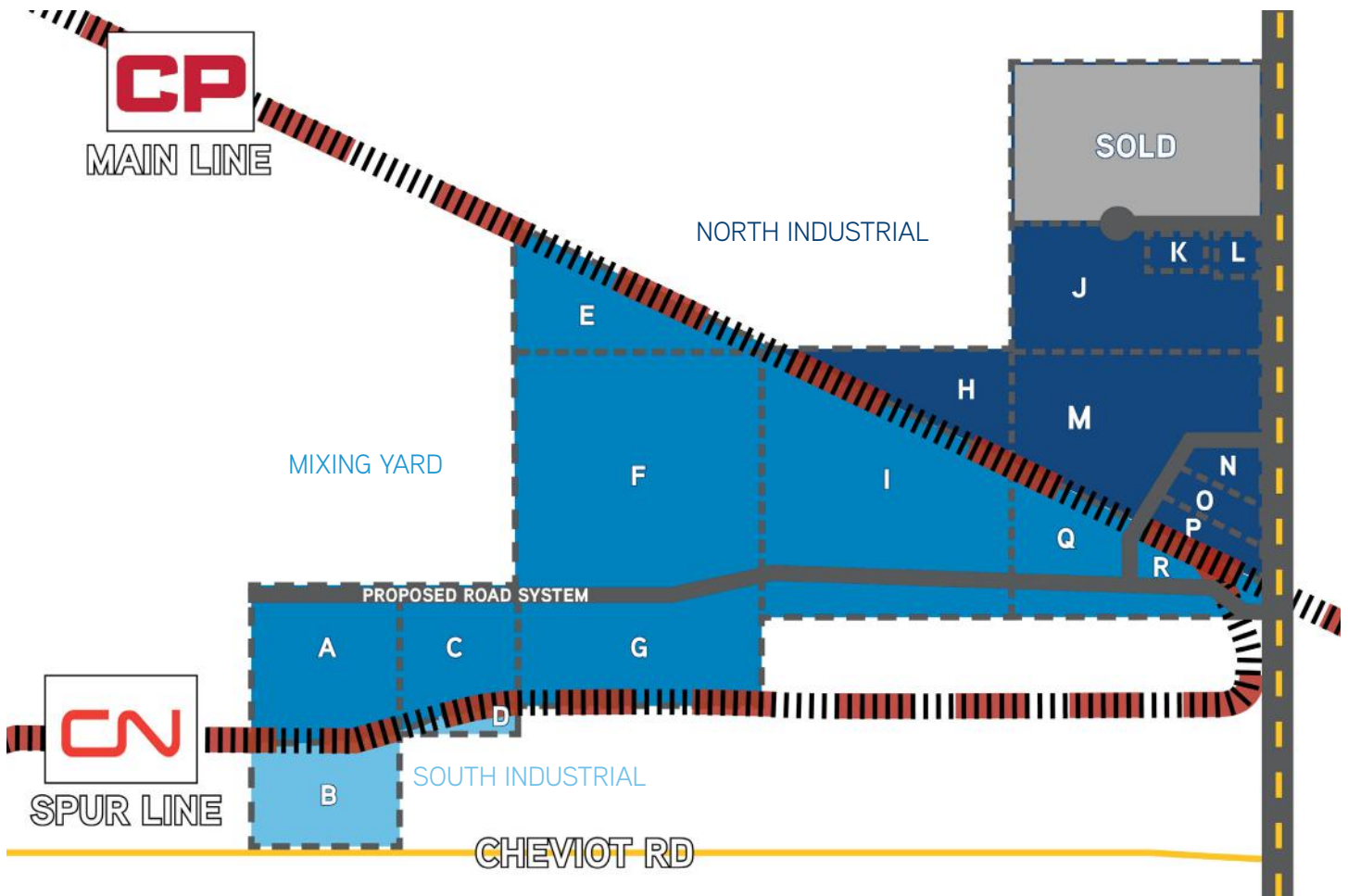


STRATEGIC LOCATION PROVIDING WORLD-CLASS DISTRIBUTION

- Saskatchewan is centrally located within Canada and allows for first-in-class distribution of export and import goods across Canada, the United States, Mexico and the world through Canada's Pacific and Atlantic ports.
- To support the global resource market, Saskatchewan developed an expansive road and rail distribution network. This system, coupled with STL's access to both CP and CN railways, provides a more effective and efficient movement of goods into and out of the province than any other inland port.
- Saskatchewan's impressive transportation network consists of two international airports, two major rail lines, 13 short line railways and over 2,400 trucking companies.
- These methods combined provide companies the ability to connect to 71% of the U.S. market in less than 48 hours, reach 60 million consumers within a day's drive, and over 270 million within two days.
- This is how and where the industry leaders bring their goods to market.



SITE DETAILS



LOT	SIZE	PRICE
Lot B	36.75 AC	\$1,543,500
Lot D	2.03 AC	\$85,260
Lot A	40.14 AC	\$1,685,880
Lot C	35.78 AC	\$1,502,760
Lot E	36.23 AC	\$1,521,660
Lot F	159.50 AC	\$6,699,000
Lot G	55.95 AC	\$2,349,900
Lot I	119.32 AC	\$5,011,440
Lot Q	± 35.83 AC	\$1,504,860
Lot R	± 9.49 AC	\$1,660,750

LOT	SIZE	PRICE
Lot H	33.11 AC	\$1,390,620
Lot J	79.76 AC	\$3,349,920
Lot K	4.97 AC	\$869,750
Lot L	4.95 AC	\$866,250
Lot M	± 79.90 AC	\$3,355,800
Lot N	± 5.04 AC	\$882,000
Lot O	± 5.21 AC	\$911,750
Lot P	± 8.85 AC	\$1,548,750



Central Location

17 km Southeast of
Saskatoon



Access

Access to CN & CP Rail
connecting all major ports



Price

Competitively priced
heavy industrial lots



Customizable Lots

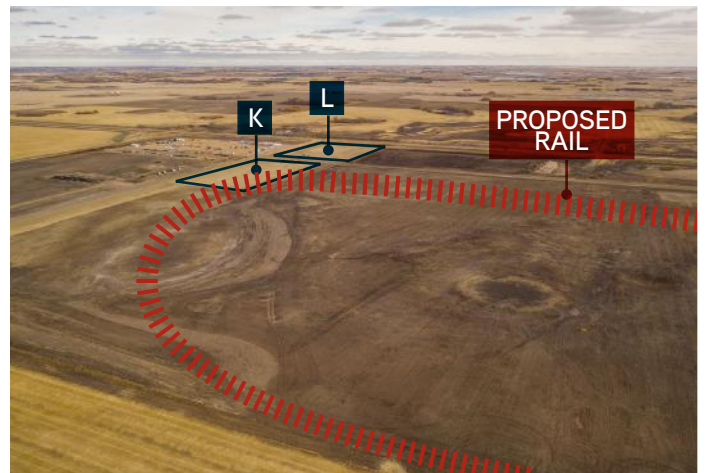
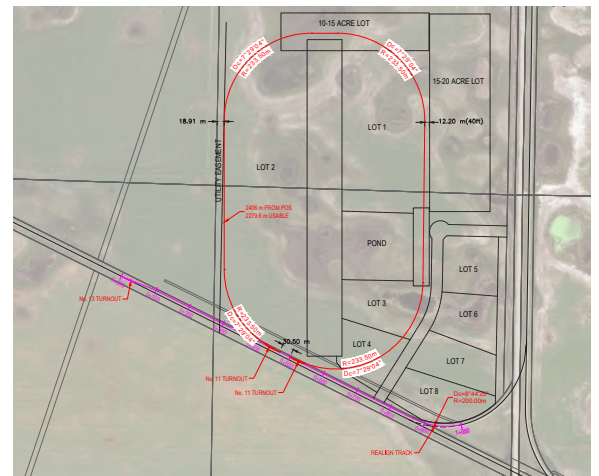
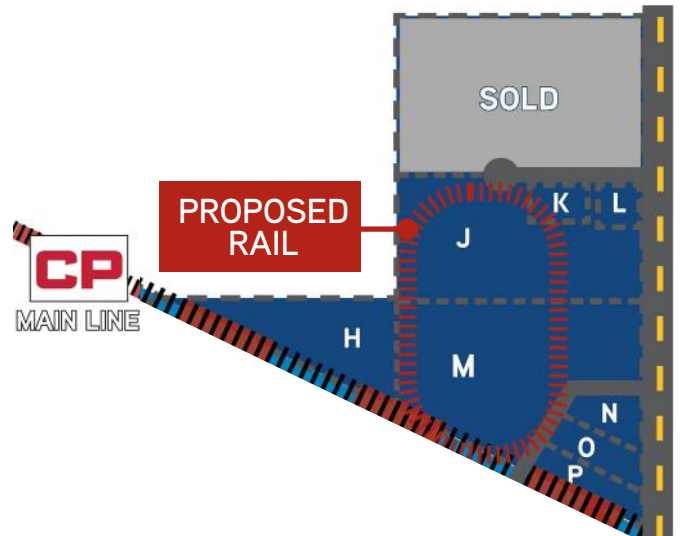
Ready to develop
greenfield land

NORTH INDUSTRIAL

Located in the Northeast corner of the property, the North Industrial area comprises approximately \pm 222 acres of Heavy Industrial land. Largely undeveloped and adjacent to the CP Mainline this location is perfect for a transload facility or a larger capacity rail user who is looking for a loop track layout (see proposed rail). There are two lightly serviced, titled lots (K & L) that are approximately 5 acres each and ready for occupancy. Lots N, O and P are currently in the process of being subdivided and lightly serviced. Completion is expected within the year.

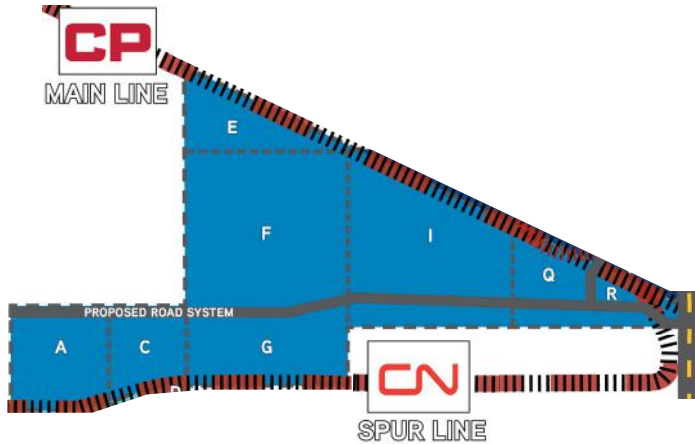
SPECIFICS

- Lightly serviced
- Natural gas and power adjacent to property
- Potable water
- Access to high-speed Internet
- Approach, no overhead power-lines at point of access
- Engineered lots with drainage to development's retention pond
- Adjacent to paved primary road Highway 316 and access to Highway 16, a four (4) lane highway
- Tax abatements may be available
- Provincial Incentives may be available



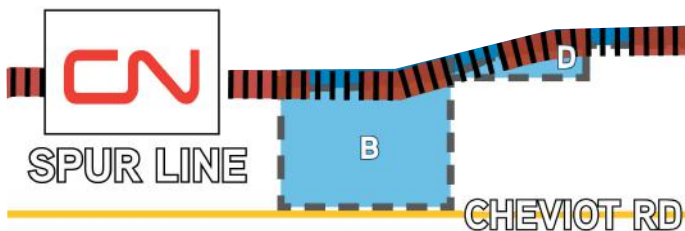
MIXING YARD

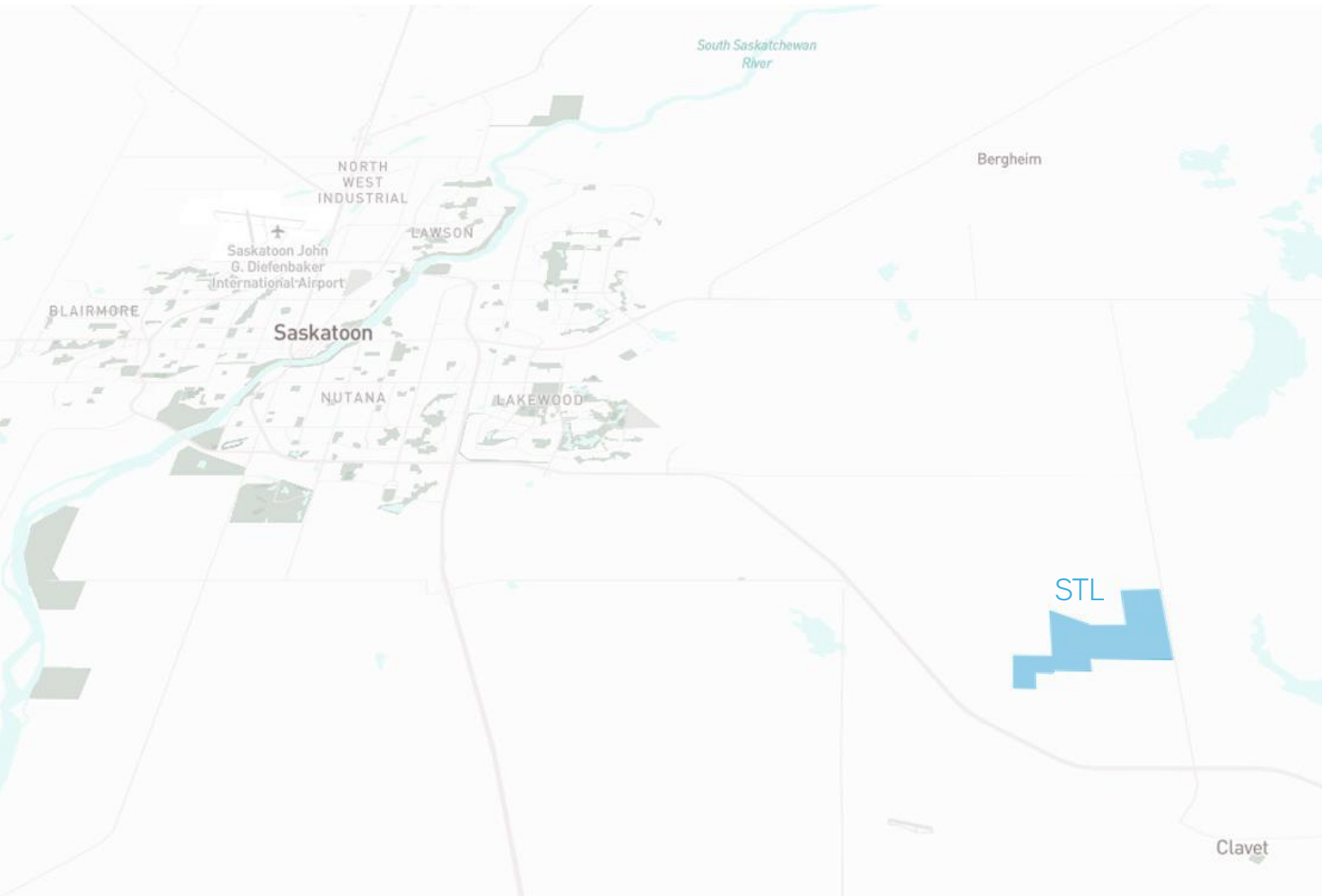
Centrally located in the development and consisting of approximately 491 acres of undeveloped land, the Mixing Yard is bordered by CP Mainline to the North and a CN Spurline/Cargill to the South. This is an exceptionally desirable area of the property with its potential to allow larger rail users access to both CN and CP railways. This, in turn, will provide the user with the ability to potentially negotiate favorable and competitive shipping rates. Lot R is currently in the process of being subdivided and lightly serviced. Completion is expected within the year.



SOUTH INDUSTRIAL

The South Industrial is situated in the South West corner of the property and consists of approximately 40 acres of undeveloped land. With easy access to Cheviot Road, Range Road 3040, and the CN Spur Line, which borders the Northern edge of the parcels, this location is great for a user looking to gain access to the CN railway network.





VIEW ONLINE 

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