



Marquis Industrial Phase 11

Saskatoon | Saskatchewan

Property Information:

- Site Name** Marquis Industrial Phase 11
- Location** North of 71st St. and Wanuskewin Rd.
- Latitude** 52° 12' 14" N
- Longitude** 106° 37' 58" W
- Ownership** City of Saskatoon
- Site Size** Up to 53 acres (5 adjacent parcels)
- Rail Frontage** Combined 1,500 ft. (457 metres)



Contact: **Linda Vergata**
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Certification review by JLL
is certified accurate as of November 2022

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This location has been designated a CN Certified Rail Ready Site.

Through our 3rd party partner, JLL, this site has been evaluated and is now available for development. Our trusted, dedicated team has the resources and expertise in supply chain logistics and facility development, and we're ready to help you get to your final operational success and beyond.

By selecting a CN Rail Ready Site, you can:

- Reduce development and project build time
- Reduce investment risk by ensuring access to rail
- Increase speed to market for your products
- Lower costs due to mitigated risk



CN Rail Connectivity:

Subdivision: Warman milepost 9

Frontage: Combined 1,500 ft. (457 metres)

Operations: Presently greenfield industrial site



Specific Property Information:

Zoning classification: Limited heavy industrial zoning

Electric: Saskpower

Natural Gas: Adjacent to site

Water: Supplied by municipality

Wastewater: Supplied by municipality

Telecommunications: Available

Highways: Hwy 11 and 12 (2.5 mi.), hwy 16 (5 mi.)



Regulatory Assessments:

Environmental: Environmental assessment completed February 2022

Heritage: No issues identified

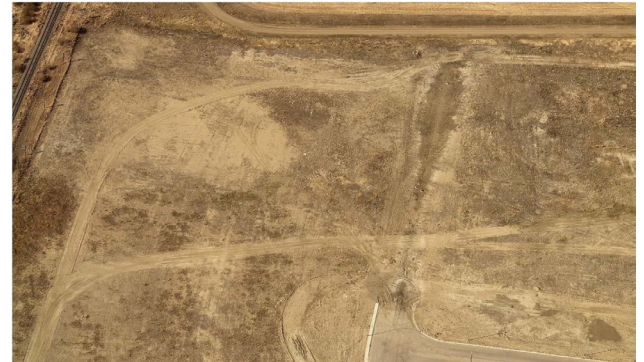
First Nations: No issues identified

Conservation Authorities: No issues identified



Suggested Fit for Use:

Ideal for, but not limited to: metals, fertilizer, lumber, and other bulk commodities



Aerial views of site from different vantage points. Mostly flat, level site with road access and adjacent to the CN rail network. Ready for development.



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