

Premium Industrial Building

12,000 SF Available for Purchase or Lease

115 Premium Way
R.M. of Corman Park, SK
www.cbre.ca/saskatchewan



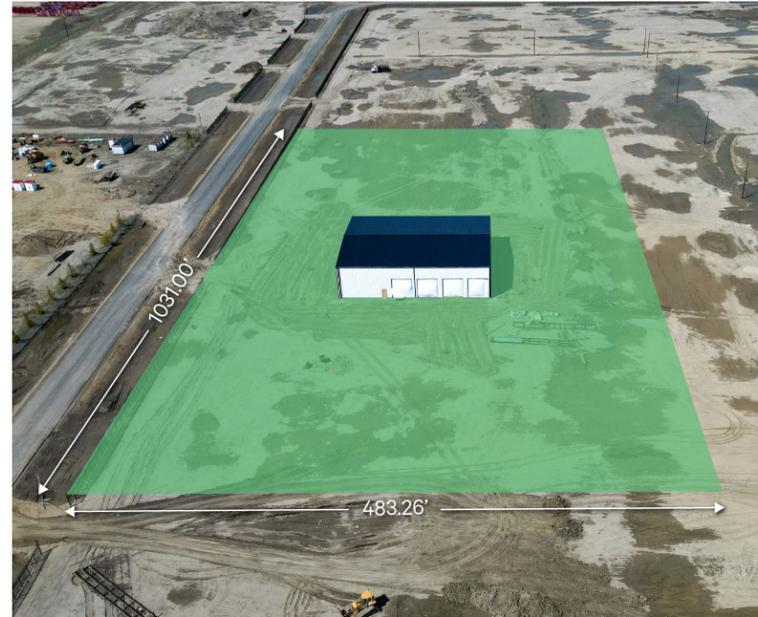
Premium Industrial Building

115 Premium Way | R.M. of Corman Park, SK

Property Overview

Located within the Premium Industrial Park, just 5 minutes north of Saskatoon, this property is a prime opportunity for industrial users seeking a blend of utility and city access. The park itself is a professional atmosphere with paved roads connecting each lot and a uniform aesthetic achieved through black steel fencing.

Reliable 3-phase power from SaskPower ensures sufficient electrical capacity for most end users. The 12,000 square foot building is 26 feet to the eaves; it has a versatile layout ideal for various industrial uses. The expansive 100' x 120' footprint offers ample operational space, and eight (8) oversized overhead doors ensure efficient movement of large equipment and inventory. This property is a good combination of substantial land, a functional building with excellent features, and a prime location within a well-established industrial park.



5-11.45 Ac

Lot Size – Potential to Subdivide

12,000 SF

Total Building Size

\$125.00

Sale Price PSF

\$400,000

Sale Price Per Add. Acre

\$13.00

Lease Rate PSF*

*Additional lease information available upon signing an NDA.



Neighbourhood Profile

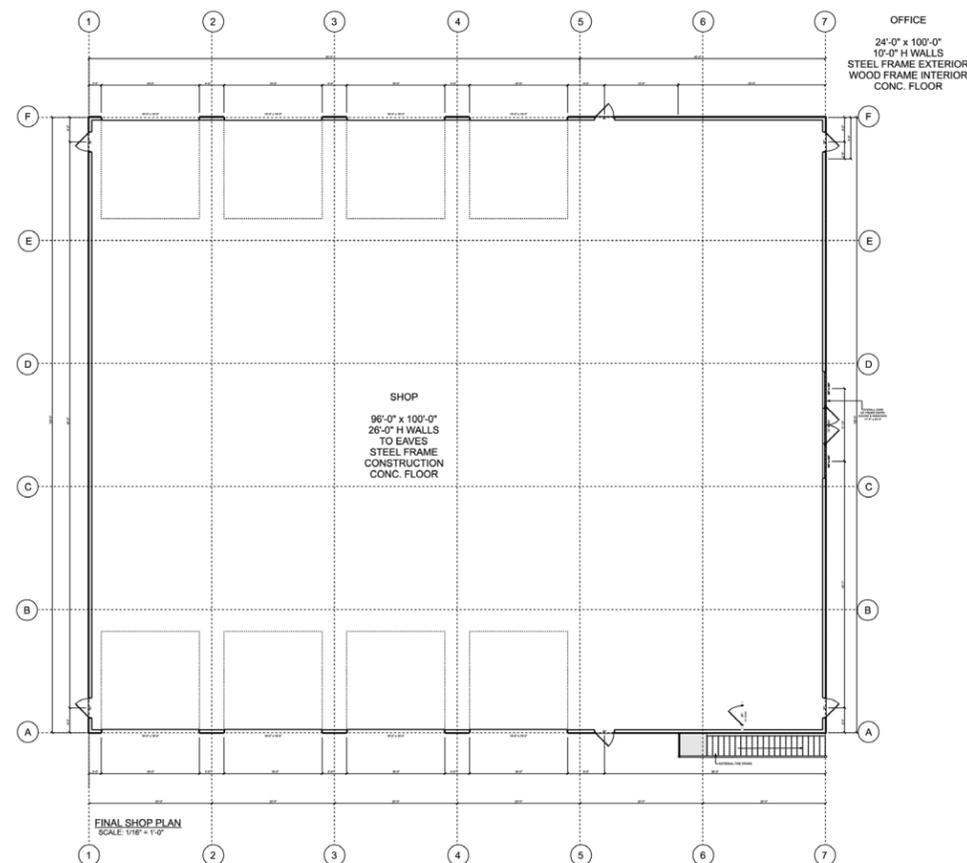
Nestled just north of Saskatoon, the Premium Industrial Park thrives as a hub of industry. Its prime location boasts easy access to the city, just a five-minute drive away. Established businesses like Q-Line Trucking, Boart Longyear, Westcan, Norwesco Canada, and Richardson Pioneer call the area home, solidifying its reputation as a well-developed industrial area. This well-connected location, alongside its proximity to Saskatoon, makes Premium Industrial Park an attractive option for businesses seeking a central and established environment.

The area offers a dynamic atmosphere for a variety of industries. From transportation to manufacturing, the established businesses within the area create a diverse community. This mix can provide numerous benefits for companies seeking to expand their reach or optimize their operations.

Notable Nearby Companies



Floor Plan



Property Details

Located just five minutes north of Saskatoon within Premium Industrial Park, this property offers a dedicated industrial zoning with the convenience of major city centre access. This location provides fast access to Highways 11 and 12, allowing for efficient distribution throughout Saskatoon, Warman, Martensville, and the surrounding Rural Municipality of Corman Park. While situated away from the high-traffic areas, the property remains well-connected for businesses that rely on efficient transportation links.



- + Legal Description**
 - Parcel #204028714
- + Civic Address**
 - 115 Premium Way
- + Roadways**
 - Wide, paved interior roads (high weight capacity)
- + Available Area**
 - 12,000 SF
- + Site Area**
 - 11.45 acres (option to subdivide)
- + Clear Height**
 - 26' to eaves
- + Compound**
 - Crushed asphalt
- + Loading**
 - Eight 16x16' overhead drive-thru doors
- + Potable Water**
 - SaskWater contract via City of Saskatoon
- + Sanitary Sewage**
 - Private septic
- + Gas Services**
 - SaskEnergy
- + Electric Service**
 - SaskPower/3-phase power
- + Zoning**
 - M1 - Light Industrial District
- + Oil & Grease Traps**
 - Interceptor Pits
- + Layout**
 - Warm shell condition with roughed-in plumbing
- + Spec Package Available**
 - Please contact for more info

Contact Us

Michael Bratvold Senior Vice President +1 306 803 5977 Michael.Bratvold@cbre.com	Ben Kelley Vice President +1 306 803 5979 Ben.Kelley@cbre.com	Dallon Kuprowski Senior Financial Analyst +1 306 803 5983 Dallon.Kuprowski@cbre.com	Shane Endicott Senior Associate +1 306 803 5978 Shane.Endicott@cbre.com	Luke Jansen Sales Associate +1 306 803 5981 Luke.Jansen@cbre.com
--	---	---	---	--

© 2026 CBRE, Inc. All rights reserved. This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.