



14 INDUSTRIAL LOTS AVAILABLE
FOR SALE

LAND | COMPACTED GRAVEL AND FENCED LAND

WEST HEAVY INDUSTRIAL PARK

VANSCOY, SK

PROPERTY DETAILS

\$200,000/acre

Asking Price (Lots 2-7)

\$245,000*/acre

Asking Price (Lots 8-9)

\$175,000/acre

Asking Price (Lots, 10-15)

District:	RM of Vanscoy
Zoning:	<i>M (Heavy Industrial)</i>
Property Tax:	Average: *\$1,856.7 per acre
Parcel #:	203286270, 203286337, 203286360, 203286382, 203286405, 203286416, 203286438, 203286450, 203286214, 203286269, 203286292, 203286348, 203286393, 203286427, 203286449
Site Size:	1.02 Acres - 26.78 Acres

HIGHLIGHTS

- Fully serviced industrial park with completed roadway infrastructure
- Natural gas to the edge of each parcel
- Overhead power available to each lot
- * 2.9-acre parcel available which includes: compound with gravel, completed chain link fencing and dual rolling gates
- Direct access from Township Road 364, engineered to accommodate Super-Bee semi traffic
- Upgraded Hwy 14 junction with completed turning and acceleration lanes for efficient logistics
- Example parcel sizes:
 - 1.02 Acre lot - 246' x 180'
 - 2.40 Acre lot - 473' x 529'
- Rail access is not available at this site



LEAD AGENT

SCOTT FRIESEN

President / Broker

1-306-934-3377

scott.friesen@cwsaskatoon.com





*Not to scale, not exactly as shown.

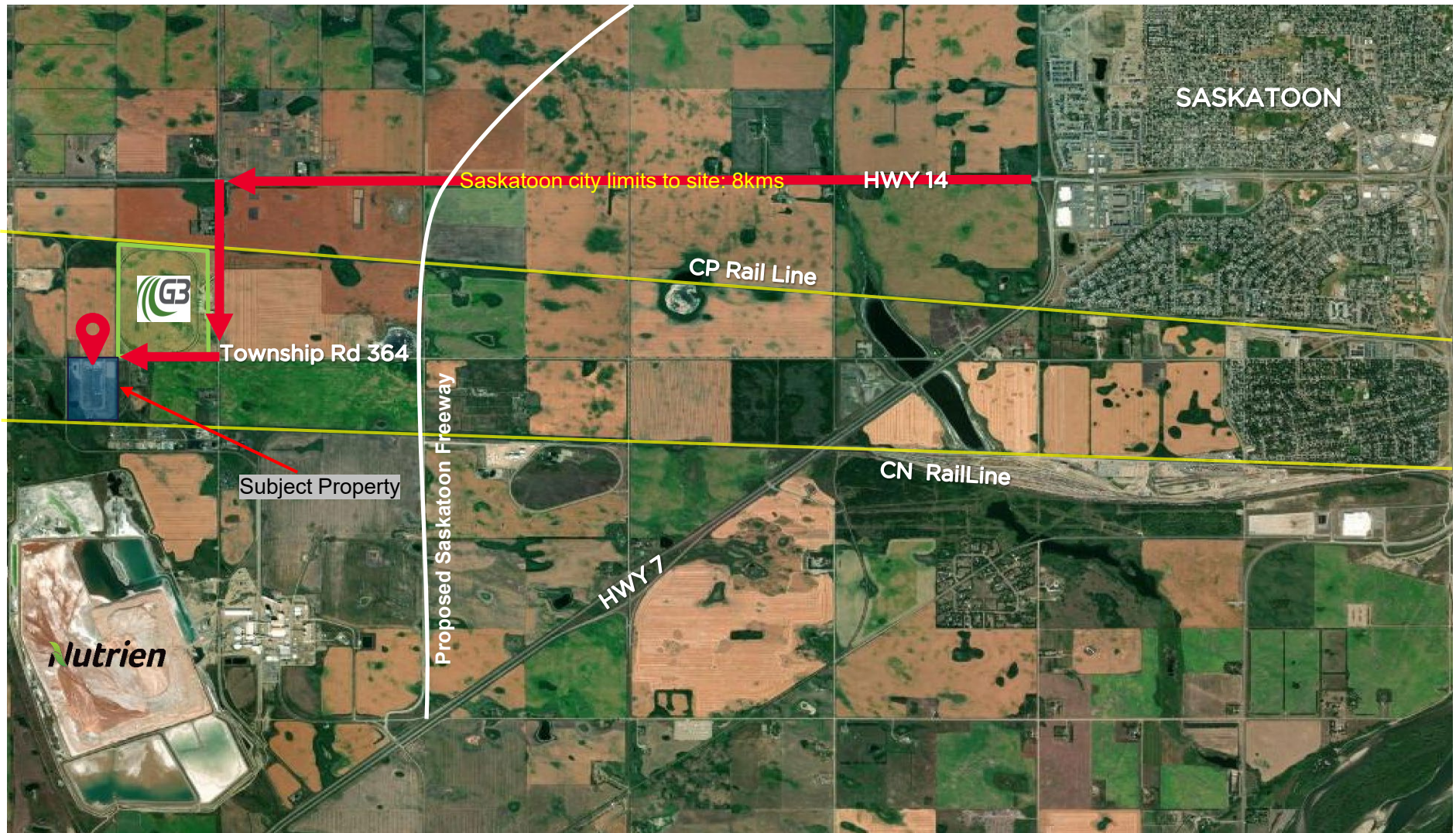
PROPERTY PHOTOS

FOR LEASE | West Heavy Industrial Park, Vanscoy SK



SITE INFORMATION

FOR LEASE | West Heavy Industrial Park, Vanscoy SK



- 8kms from the City of Saskatoon between HWY 14 & HWY 7
- 4kms from Cory Potash Mine
- Adjacent to recently completed G3 transfer station
- Adjacent to SGI Salvage Westlot
- Additional lot(s) adjacent to the property



SCOTT FRIESEN

President / Broker

1-306-934-3377

scott.friesen@cwsaskatoon.com

OFFICE

1-306-934-3377

info@cwsaskatoon.com

CUSHMAN & WAKEFIELD SASKATOON
A LOCAL FIRM WITH GLOBAL REACH

215-350 3rd Avenue North
Saskatoon, SK S7K 2J1
cushmanwakefieldsaskatoon.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.