



UP TO 142,000 SQ FT AVAILABLE

FOR LEASE

INDUSTRIAL | TRANSLINK LOGISTICS CENTRE PHASE II

12222-12236 Ewing Avenue

GLOBAL TRANSPORTATION HUB, REGINA

 **CUSHMAN &
WAKEFIELD**
Saskatoon

PROPERTY DETAILS

\$14.00

Asking Price, PSF

***\$4.36**

*2025 Est. Occupancy, PSF

Immediate

Availability

District:	Global Transportation Hub
Zoning:	LP - Logistics Industrial Development
Parcel #:	203816774
Site Size:	12 Acres
Total Rentable Area:	Building 1B: ± 60,000 SF Building 2B: ± 82,000 SF
Parking:	Fully paved yard offers large vehicle parking area and ample staff/customer parking
Heating/HVAC:	Modern cost-efficient HVAC systems
Power:	600 v/347
Ceiling Height:	Building 1B: 28' clear (proposed) Building 2B: 32' clear (proposed)

HIGHLIGHTS

- Multi-tenant LEED-certified warehouse complex designed specifically for supply chain, logistics and transportation/distribution clients
- Phase I fully leased; Phase II of the project underway
- Project is LEED certified to the Silver level
- Superior floor loading capacity, generous ceiling heights, ESFR sprinklers, ample power, modern cost-efficient HVAC systems and an efficient column grid
- The GTH is an autonomous and self-governing authority having a single point of contact allowing for a streamlined approach through development, permitting, and 2 week average development permit approval.
- Both dock and grade door configurations available



LEAD AGENT

MIKE ALPORT

Partner/Broker

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SITE PLAN

FOR LEASE | 12222-12236 Ewing Avenue, Regina SK



*Not to scale, not exactly as shown.

NEIGHBOURHOOD PROFILE

GLOBAL TRANSPORTATION HUB

FOR LEASE | 12222-12236 Ewing Avenue, Regina SK



16-minute drive to downtown Regina



12-minute drive to Regina International Airport

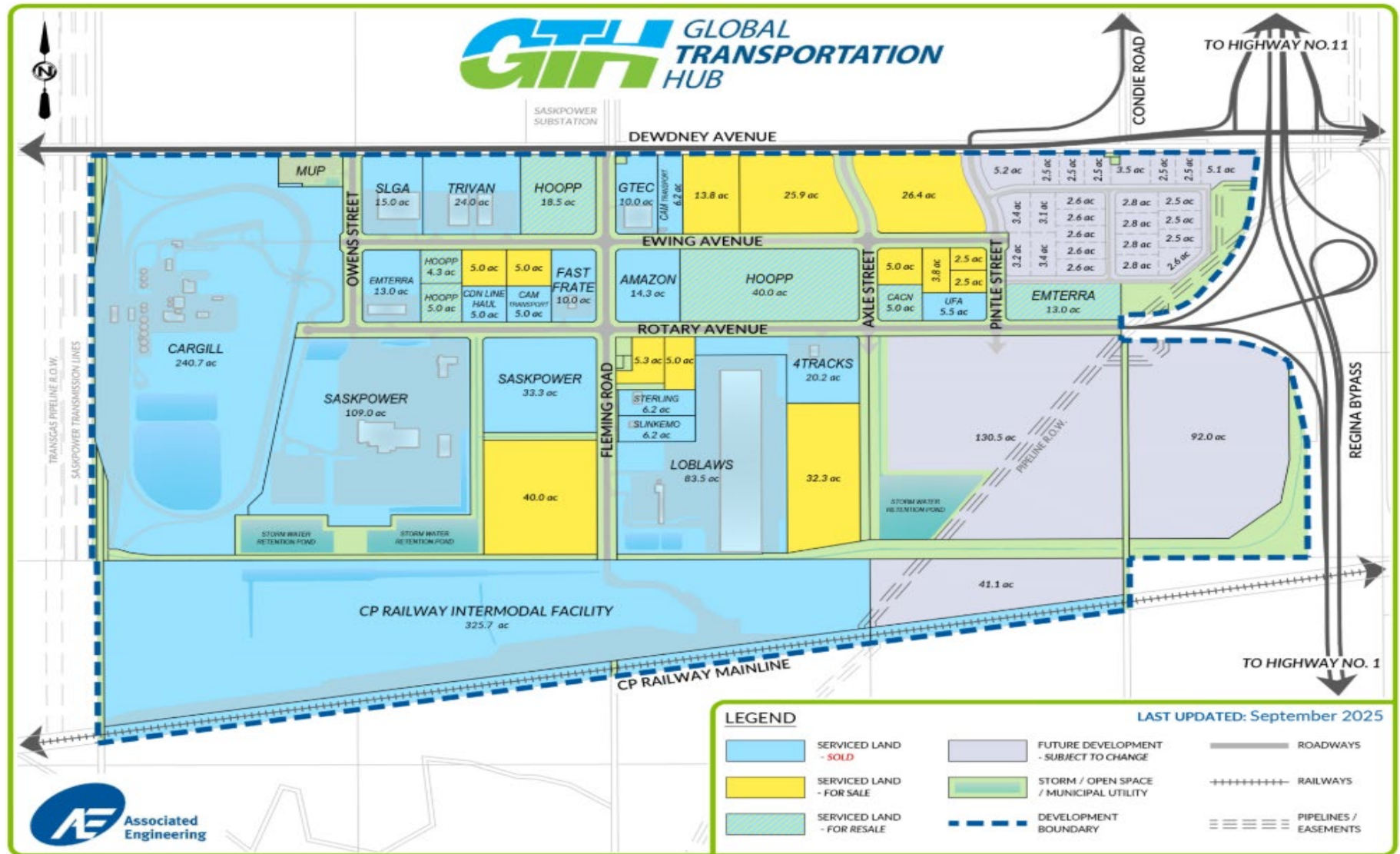


Regina Transit Route 1 offers direct service to the GTH with 16 daily weekday trips

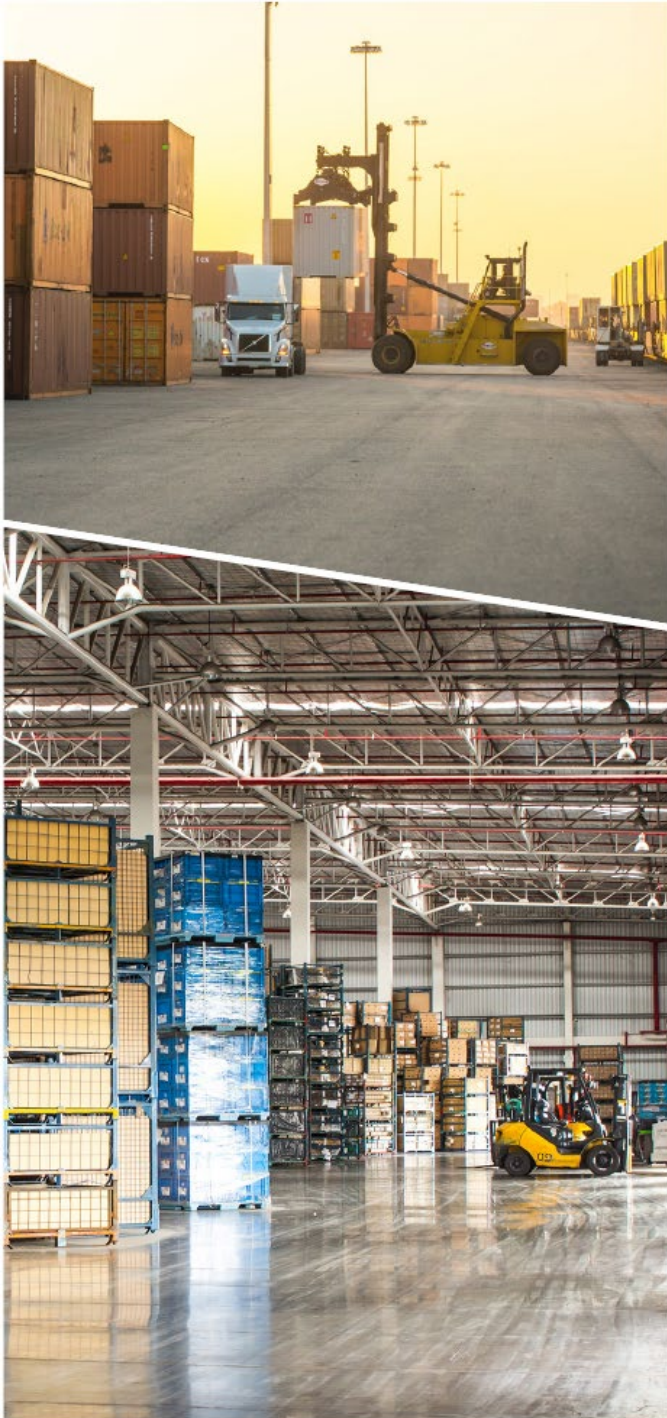
NEIGHBOURHOOD PROFILE

GLOBAL TRANSPORTATION HUB

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The Global Transportation Hub (GTH) is a strategically located inland port providing efficient access to global markets and major transportation routes. With direct connections to the Trans-Canada Highway and Highway 11, along with extra-wide, double-lane roadways designed for heavy-haul traffic, the GTH supports high-volume transportation and logistics operations



PERMITTED USES

- **Light Manufacturing and Processing –**
ie: Product assembly, value added agriculture processing.
- **Transportation and Logistics –**
ie: Local and long-haul freight trucking, trucking terminal or yard, third- and forth-party logistics providers, trailer and container drayage.
- **Warehousing and Distribution –**
ie: Inventory storage, refrigerated facilities, cross-dock operations.
- **Import and Export –**
ie: Local, national, and international companies requiring connections to global markets.
- **Commercial Services –**
ie: Food and restaurants, fueling, parking, truck servicing, personal services and business support services.

TRADE INFORMATION

The GTH is a Foreign Trade Zone (FTZ), offering foreign investors single-window access to Canada's duty and tax relief programming. The FTZ program offer cash-flow and service benefits for our clients, including:

- Duty Deferral
- Sales Tax Relief
- Exporters and Processing Services
- Export Distribution Center
- Customs Bonded Warehouse

AGRI-FOOD

The GTH is an ideal location for agri-food processing and value-added production with reliable transportation to move products from truck to train to ship. Key benefits include direct access to CP Rail's intermodal facility, logistics community made up of transport companies, processing, warehousing and distribution businesses, and relationships with industry-leading research facilities and agriculture groups.



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A LOCAL FIRM WITH GLOBAL REACH

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