



Colliers

6 Cory Place, RM of Corman Park, SK MLS®

East Cory industrial bay **for lease**

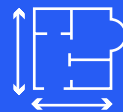
Located in the East Cory Industrial Park with paved road access and established, long term businesses.

This newly built industrial building features open concept warehouse space. Other businesses in the area include Prairie Wheel & Manufacturing, Richie Bros. Auctioneers, GFL Environmental and Sutherland Automotive Speedway.

- Two (2) 16' x 16' grade level doors
- 21' clear ceiling height
- 200 amp, 600 volt, 3-phase power
- Zoning permits agricultural support, commercial storage, equipment sales and rentals, manufacturing, warehousing and more

Asking:

\$14
PSF



10,000 SF to
20,000 SF



2 overhead
doors

Cam Bristow

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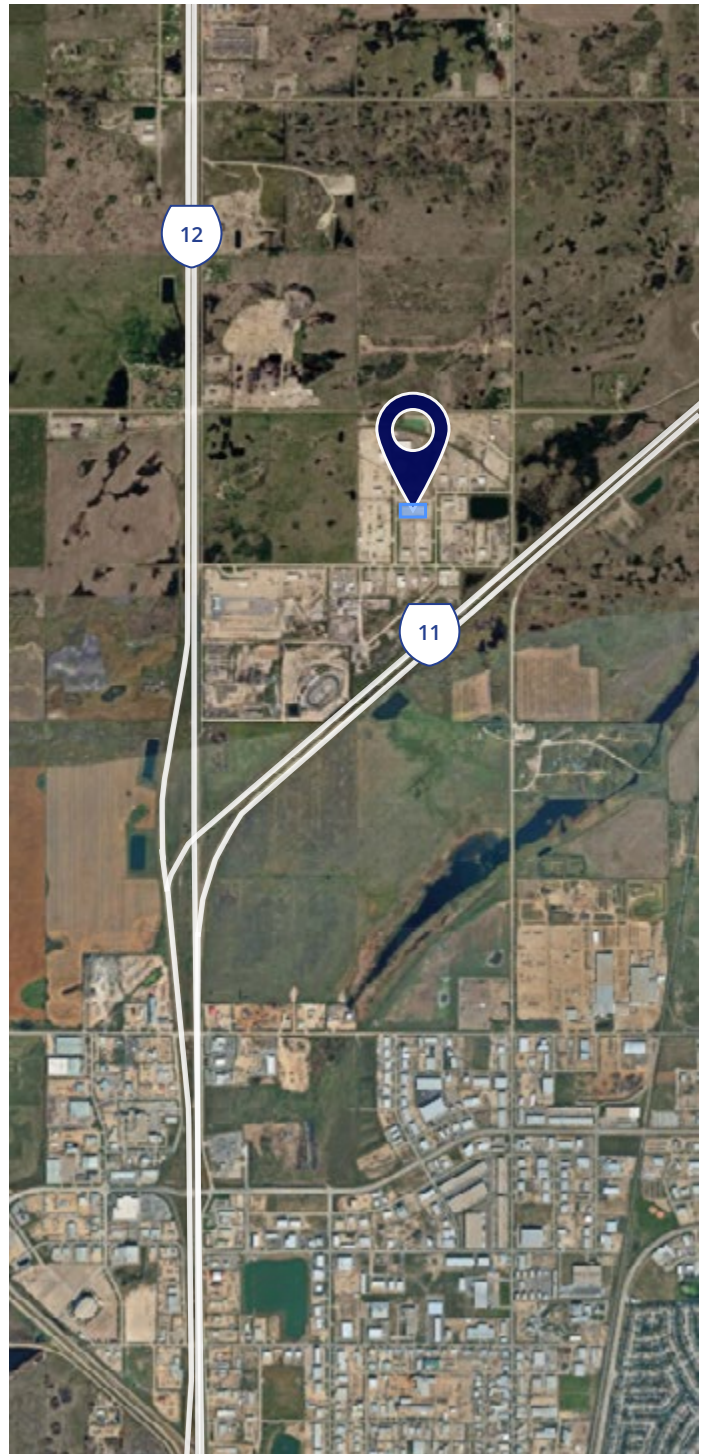
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Property Profile

East Cory Industrial Bay

The 20,000 SF space can be demised into two (2) 10,000 SF bays.

Available	Bays 3 & 4 10,000 SF - 20,000 SF
Building Area	50,400 SF
Site Area	5.02 AC
Zoning	M1 (Light Industrial)
Parcel	164175239
Possession	Immediate
Occupancy Costs	\$3.00/SF (est.)
Net Lease Rate	\$14.00/SF



Built in
2023



Close to
Hwys 11 & 12



60%
occupied



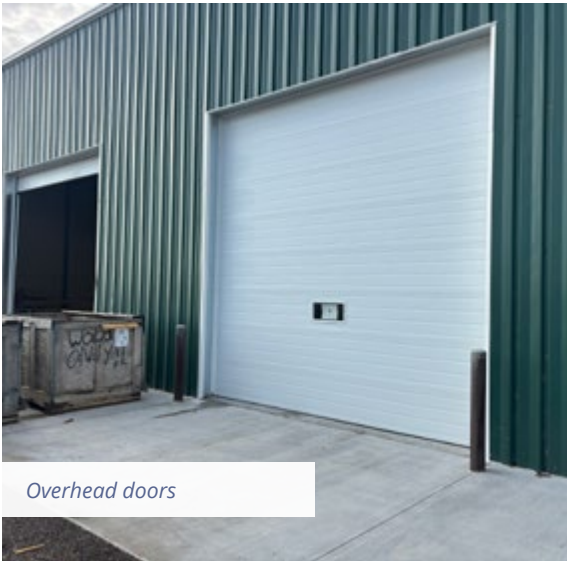
21' clear
ceiling height



Open warehouse



21' ceiling height



Overhead doors

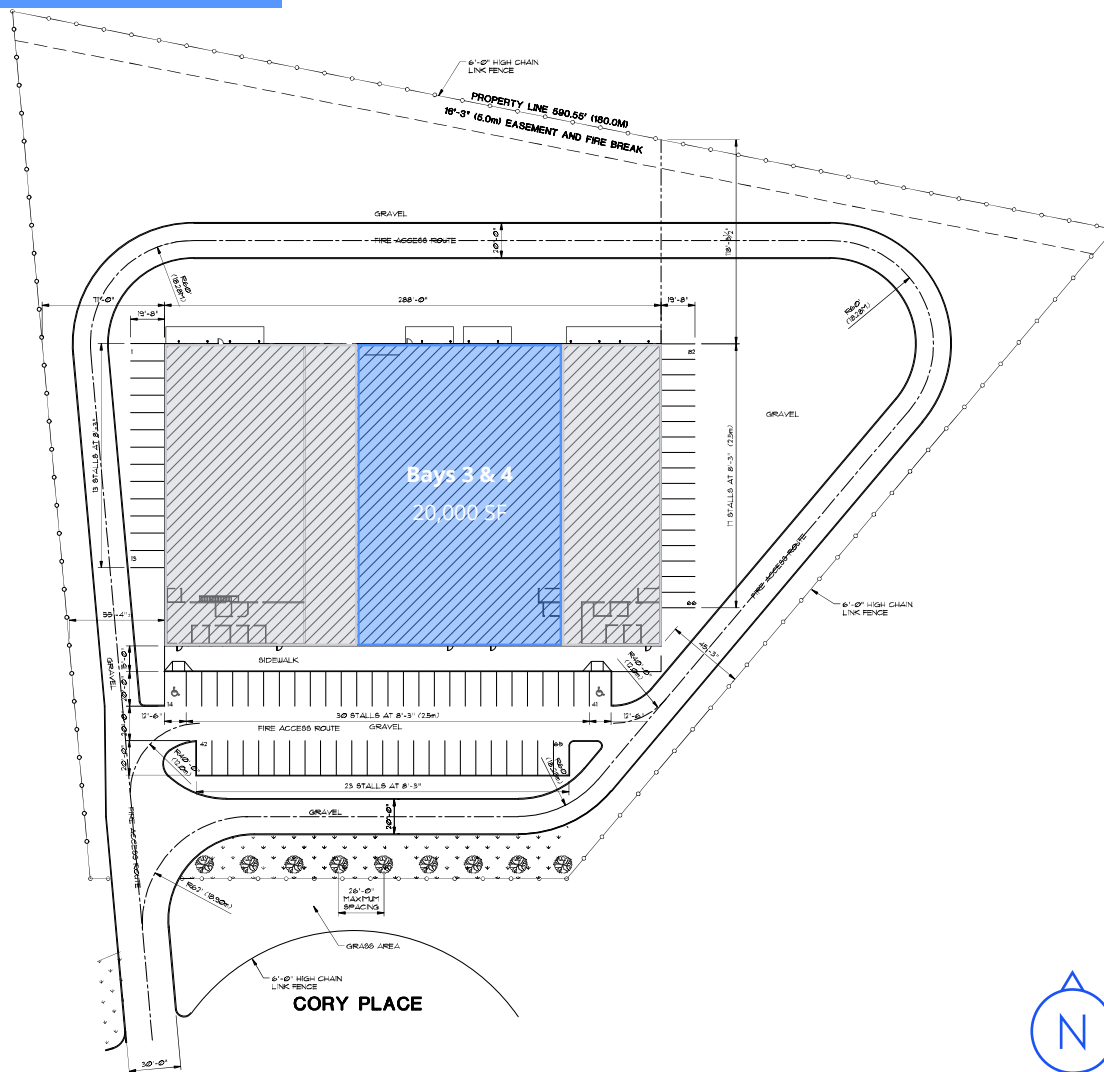


Yard

Site Plan



20,000
square feet
available



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