



**For Sale**

**Over 500 acres**  
Strategic location.  
Superior logistics.



← 4 Mins to Hwy 11

15 mins to downtown Regina

4 mins to Trans-Canada →

# GTH



## Key Highlights



Development-ready and serviced land



CP rail access



Competitively priced land



Incentives available



World class infrastructure



Designed for long combination vehicles



Major highway connections



Business focused governing authority

# GTH



## Notable Facts

<b>Zoning</b>	Logistics, Rail, Commercial Services
<b>Possession</b>	Immediate
<b>Available Land</b>	2.5 acre or up
<b>Asking Price</b>	\$256,000 per acre and up

average  
**18** DAY  
development  
permit approvals

**The GTH is an 1,871 acre self-governing Industrial Park ideally suited for warehousing, logistics and transportation operations.**

- Parcel sizes can be tailored to suit any size of business requirements.
- Available land is rough-graded and service ready.
- All utilities (water, sewer, power, gas, telecommunications) are implemented in the GTH roadways and ditches. Land owners simply connect to the most logical service location.
- Direct access to the Canadian Pacific mainline with pre-approved concept plan for interior rail servicing to qualified applicants.
- The GTH offers free-flow access to the Trans-Canada Highway and Saskatoon #11 and #6 Highways.
- Located minutes from the Regina International Airport and city centre.
- Designed for large, heavy-volume transportation, our roads are highway grade, four-lane, undivided with large shoulders to support long combination commercial vehicles.

# GTH

## Photo Gallery





# Location

## WHY THE GTH?

The GTH is western Canada's newest, fastest-growing inland port authority. We're strategically located, logistically superior, cost-effective - and here to help you succeed.

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.

Our strategic service providers include utility providers, public safety and industry associations.

The GTH is an 1,871-acre greenfield development. Land is available in fully serviced subdivided lots, and we have the ability to work with each land owner to create a solution coordinated with their unique supply chain vision and needs - reducing land owner's operational and capital costs and offering a higher return on investments.



## Current Businesses



**Amazon** - Amazon purchased land in 2022 as a future development site.



**Avena Foods** - Avena is a specialty miller that provides milled Purity Protocol Oat and functional gluten-free pulse ingredients.



**Canadian Pacific Rail** - CP Rail offers mainline access at the GTH with the potential of interior rail access, connecting businesses to seaports and key North American markets.



**Cargill** - Construction of a world-class canola processing facility is underway. Expected to open in 2024, the new facility is projected to have an annual production capacity of one million metric tons when completed.



**Caltech** - The Caltech Group provides a complete range of geomatics, survey, geospatial and GIS services to clients across western Canada.



**Emterra Group** - Regina's curbside recycler processes up to 50,000 tons of materials annually at the GTH.



**Consolidated FastFrate** - CFF offers cross-dock and LTL transportation solutions to major Canadian centres.



**GTEC** - A Saskatchewan-based international business development company.



**Loblaw Companies Ltd** - As Canada's largest food retailer, it's 1.1 million square foot facility supplies approximately 250 retail stores in the prairie region from its distribution centre at the GTH.



**Refrigerative Supply** - Refrigerative Supply provides a broad range of residential and commercial equipment, parts, and tools specific to the HVAC-R trade.



**SLGA** - This Provincial Treasury Board Crown Corporation is responsible for the distribution, control and regulation of beverage alcohol in the province and operates its primary distribution centre at the GTH.



**SaskPower** - SaskPower's Logistics Warehouse Complex is currently under construction. The complex will bring together several divisions and will replace current buildings that are nearing the end of their useful lives.



**Slinkemo Enterprises** - Slinkemo Enterprises is a proud Saskatchewan company with over 20 years of business success. It specializes in container/intermodal drayage, container destuff and transload/container storage services.



**Sterling Truck & Trailer Sales Ltd.** - Offering truck and trailer sales, repair, parts, leasing, and a wash bay to western Canada for over 50 years.



**4 Tracks Ltd.** - 4Tracks Ltd. is a transportation solutions provider and the newest member to join the growing list of businesses at the GTH. Established in 2007, it currently runs 300 trucks and has over 400 employees.

## Available Land



### LEGEND

- Available Land
- Future Development
- Sold Land
- Roadways
- Approved Future CP Rail Spurs
- CP Rail
- Pipeline Corridor
- Storm Water Network

**Colliers**  
April 2023

# GTH

## Site Video

Centrally located between Canada's largest sea ports, the GTH is ideal for companies requiring quick turnaround and efficient transportation to markets across the globe. Use our integrated rail intermodal and highway infrastructure to reach customers and optimize your supply chain network.

About 75 percent of what Saskatchewan produces is exported; continued development of the GTH will allow the province to capitalize on some of the world's largest shipping volumes.

The GTH brings together rail, highway, and distribution centers into a shipping and logistics hub. This hub supports the Asia-Pacific Corridor: an initiative to establish world-class infrastructure to support import and export activities from Asia.







## Contact:

### **Micky Schmitz**

Associate Vice President |  
Partner | Sales Associate  
+1 306 347 2649  
micky.schmitz@colliers.com

### **Greg Belof**

Associate Vice President |  
Sales Associate  
+1 306 596 7654  
greg.belof@colliers.com

### **Gary Compton**

Vice President |  
Sales Associate  
+1 306 260 6975  
gary.compton@colliers.com

### **Marshall Young**

Associate Vice President |  
Sales Associate  
+1 306 347 2482  
marshall.young@colliers.com

### **Rick Stewart**

Associate Vice President |  
Sales Associate  
+1 306 347 2493  
rick.stewart@colliers.com

### **Jason Wionzek**

Vice President |  
Sales Associate  
+1 306 664 1211  
jason.wionzek@colliers.com