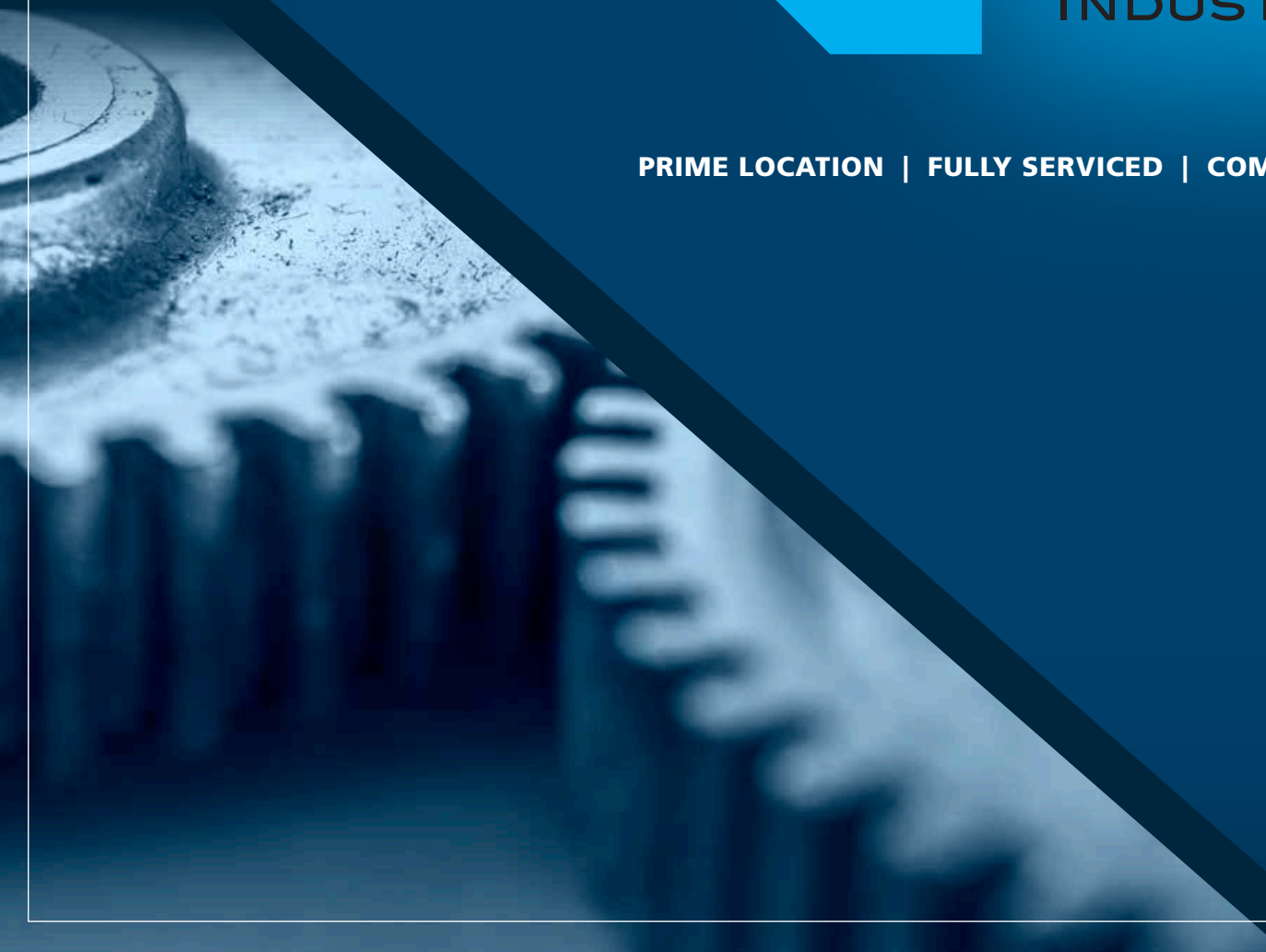




# DUKART

INDUSTRIAL PLACE

PRIME LOCATION | FULLY SERVICED | COMMERCIAL & LIGHT INDUSTRIAL LOTS



## **DUKART INDUSTRIAL PLACE**

Just 24 miles from the Canada-United States border, Dukart Industrial Place in the RM of Estevan directly connects you to North America's largest market. Take advantage of a prime location along the new Estevan Bypass – fully serviced commercial and light industrial lots from 2.5 acres to 10 acres.

Pricing from \$60,000 per acre.



## **ACCESS. AMENITIES. AFFORDABILITY.**

Dukart Industrial Place is located 1.5 miles east of Estevan, Saskatchewan's "Energy City." The nickname is well-earned—Estevan sits in the heart of the Bakken oil play, the largest light sweet crude oil deposit in North America.

But it's not just oil & gas that powers the regional economy. It's agriculture, mining and power generation (including the world's first commercial-scale carbon capture and storage project), and all the businesses that support these industries.

Dukart Industrial Park is strategically located on the new Estevan Bypass, providing direct access to the main north-south transportation corridors between the Canada and the U.S. – both highway and rail.



The park is a quick 5-minute drive for customers and employees; an easy 25-minute drive on Hwy 39 to the 24-hour North Portal border crossing. There's also a second border crossing directly south on Hwy 47 at Noonan.

Dukart Industrial Place offers the only fully serviced lots in the RM of Estevan. Amenities, easy access and affordability make the park an ideal location for a wide variety of commercial and light industrial businesses.



## **PARK FEATURES**

Potential Building Sites – Dukart Industrial Park is a quarter section of prime commercial and industrial land with 27 serviced lots; 23 lots are available for sale.

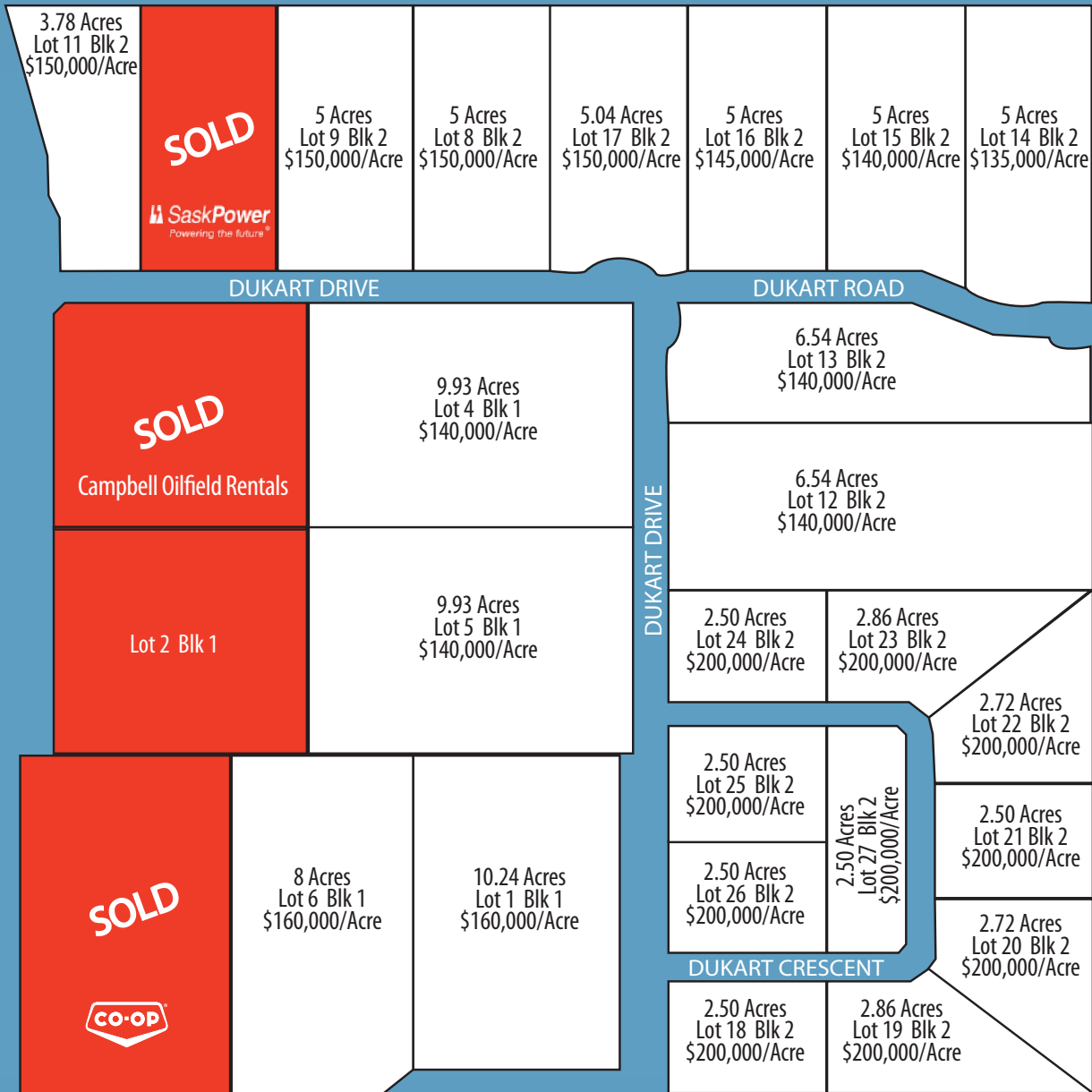
Lot options – A variety of lot sizes are available, providing opportunities for many different businesses. The smallest lots are the 2.5 acre lots along Dukart Crescent. Larger lots range from 5 acres to 10.24 acres.

Services – Each lot will have access to roads, water, sewage, electricity, and natural gas services.

- The road is constructed, and site levelling and grade work is underway. Some lots may require additional fill and grading.
- Municipal water supply runs adjacent to each lot in road “right of way”.
- Street lights will add illumination and safety at night and reduce potential vandalism.

Zoning – The area is zoned as highway commercial and light industrial, ensuring your business a sustainable location into the future.

# LOT MAP

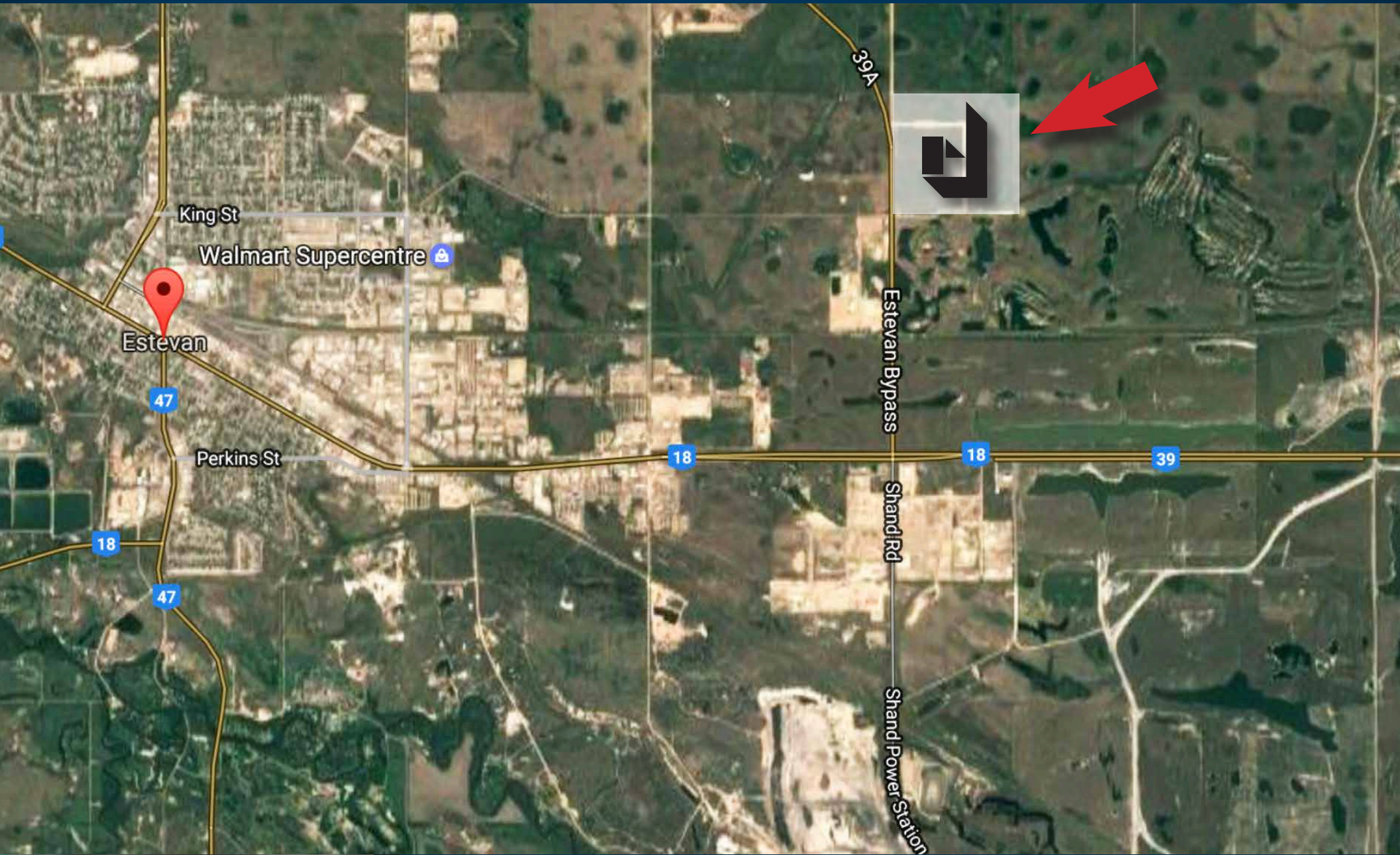


## TECHNICAL SPECIFICATIONS

- 23 lots available for immediate development
- 7 metre (23 ft.) wide park roadways provide easy access for large trucks and vehicles
- Gravelled access road
- Street lights
- Standard three-phase power
- Natural gas service
- Municipal water supply runs adjacent to each lot in road right of way
- Sewage system is stubbed into each lot
- Storm drainage
- Full telephone and internet capability









## **CONTACT US**

Conveniently located on the Estevan Bypass, Dukart Industrial Park offers the only fully serviced commercial and light industrial lots in the RM of Estevan. Affordably priced, with direct access to the biggest market in North America, Dukart is the ideal location for your growing business.

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