

REDEVELOPED MULTI-TENANT INDUSTRIAL FOR LEASE



605 MERCY STREET

SELKIRK, MB



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Services provided by Eric. A. Ott Personal Real Estate Corporation

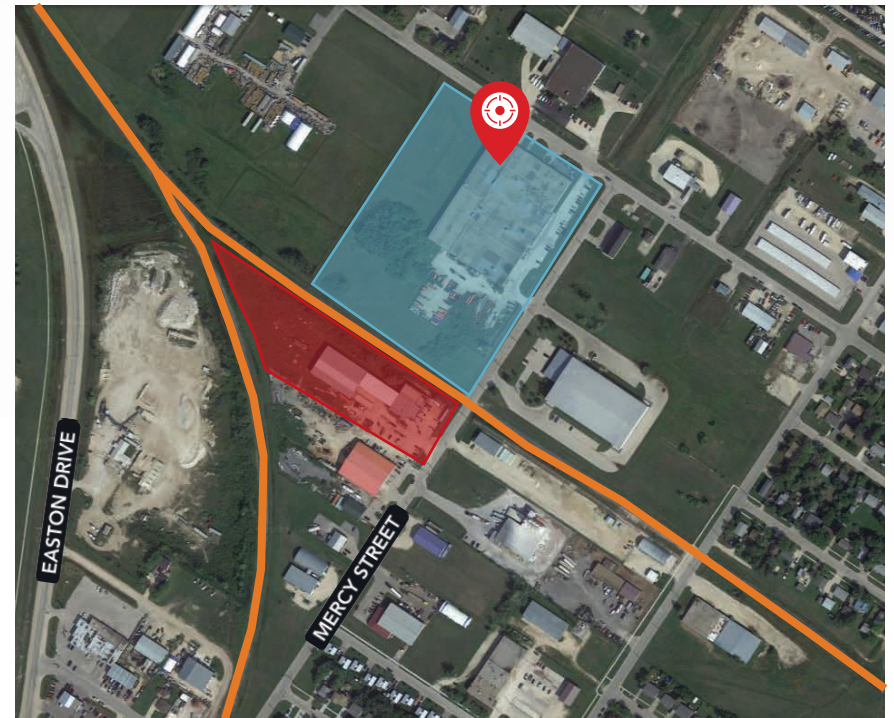
PROPERTY DETAILS

AREA AVAILABLE (+/-)	11,900-80,600 sq. ft. in various configurations
NET RENTAL RATE	MARKET (depending on demising and build-out)
ADDITIONAL RENT	\$1.68 per sq. ft. (2025)
LOADING	12' x 14' grade doors throughout
ZONING	M1 - Light Industrial
CLEAR HEIGHT (+/-)	17'



PROPERTY HIGHLIGHTS

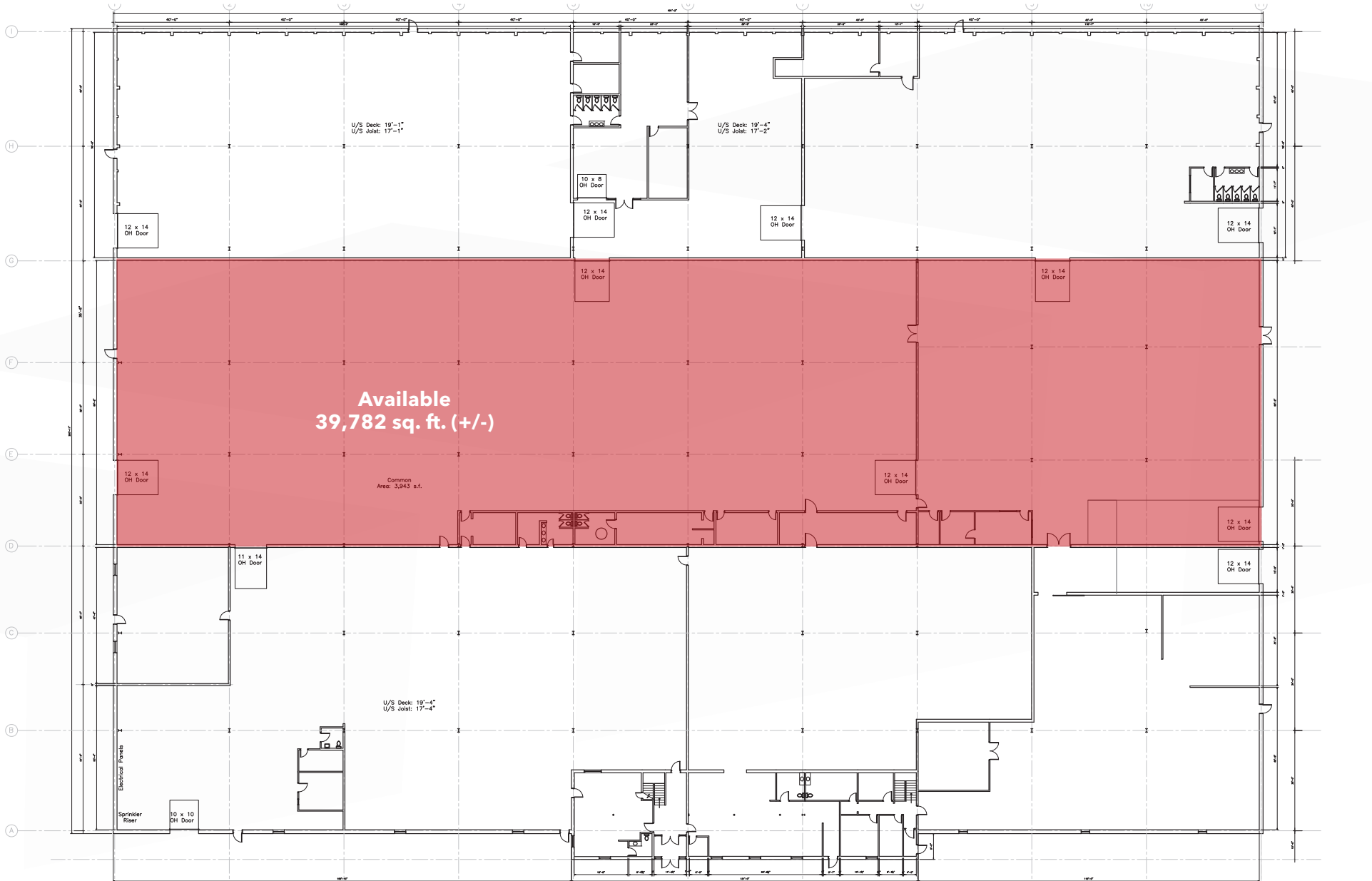
- Shell space, ideal for warehouse or manufacturing
- Excess land can be leased for compound space, or together with neighbouring warehouse
- Compound can be fenced and graveled to suit
- Additional rent includes hydro and gas



SITE AERIAL



FLOOR PLAN



MERCY STREET INDUSTRIAL COMPLEX



Situated at the corner of Mercy Street and Greenwood Avenue, at the heart of Selkirk's industrial area, the complex is strategically located near major transportation routes, including Hwy 4, Hwy 9, and serviced by a CPKC Rail line. The area is fully serviced by public transportation running along Greenwood Avenue, and nearby retail amenities. Residential density and a diversified workforce is strong, with existing adjacent residential neighbourhoods and new development currently under construction.

There are upcoming vacancies in 511 Mercy & 605 Mercy, with major tenants relocating into larger premises and freeing up new space. The Landlord is in the process of upgrading the buildings with significant investment in façade, roof, utilities, lighting.

There is excess land available for compound development, or standalone build-to-suit opportunity.



Contact

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