

NEWLY BUILT FLEX SPACE IN HEADINGLEY FOR LEASE



5 Fast Lane

HEADINGLEY, MB



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PROPERTY OVERVIEW

PROPERTY DETAILS

| UNIT 3 | |
|-----------------------------|---|
| AREA AVAILABLE (+/-) | Main Floor: 2,400 sq. ft. |
| | Mezzanine: 720 sq. ft. |
| | Total: 3,120 sq. ft. |
| NET RENTAL RATE | \$14.75 per sq. ft. |
| ADDITIONAL RENT | \$4.67 per sq. ft. <i>plus mgmt. fee of 5% of Base Rent</i> |
| LOADING | 1 Grade Level Door (12' wide x 14' high) |
| ELECTRICAL | 200 Amp, 3 Phase |
| ZONING | IB - Industrial Business Zone |
| YEAR BUILT | 2023 |

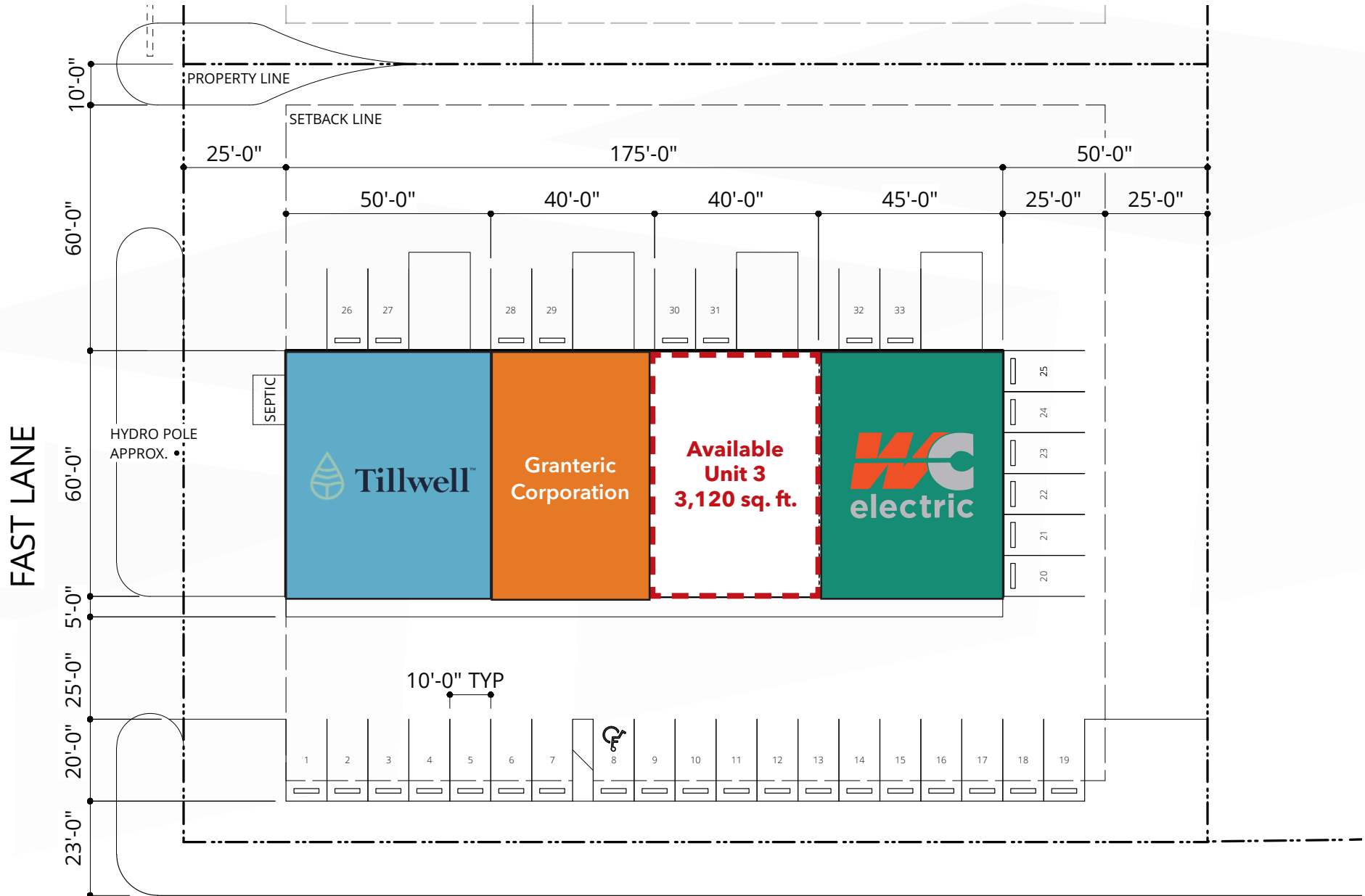
PROPERTY HIGHLIGHTS

- Pre-engineered steel construction
- Finished washroom
- Excellent visibility from Perimeter Highway
- Proximity to Perimeter Highway, Wilkes Avenue, and Roblin Boulevard
- No City of Winnipeg Business Tax

LOCATION OVERVIEW



SITE PLAN



INTERIOR PHOTOGRAPHS



LOCATION AERIAL



Taylor Farms
585 new homes

5 Fast Lane is strategically located just west of the Perimeter Highway with excellent access to Roblin Boulevard and future connectivity from Wilkes Avenue, making it ideal for a wide variety of users. Also along the West Perimeter Highway, new and emerging industrial developments near Wilkes Avenue and adjacent Headingley are reinforcing the corridor's role as a high-growth employment area, benefiting from strong transportation links, available serviced land, and proximity to Winnipeg's west-side residential growth. There are currently over 1,000 homes recently built within 5km of the property and another 671 homes in the planning stages and expected to be completed in the next five years.

Forest Grove
86 homes in Phase 1

Ridgewood West
789 new homes









GLENDALE
 GOLF & COUNTRY CLUB

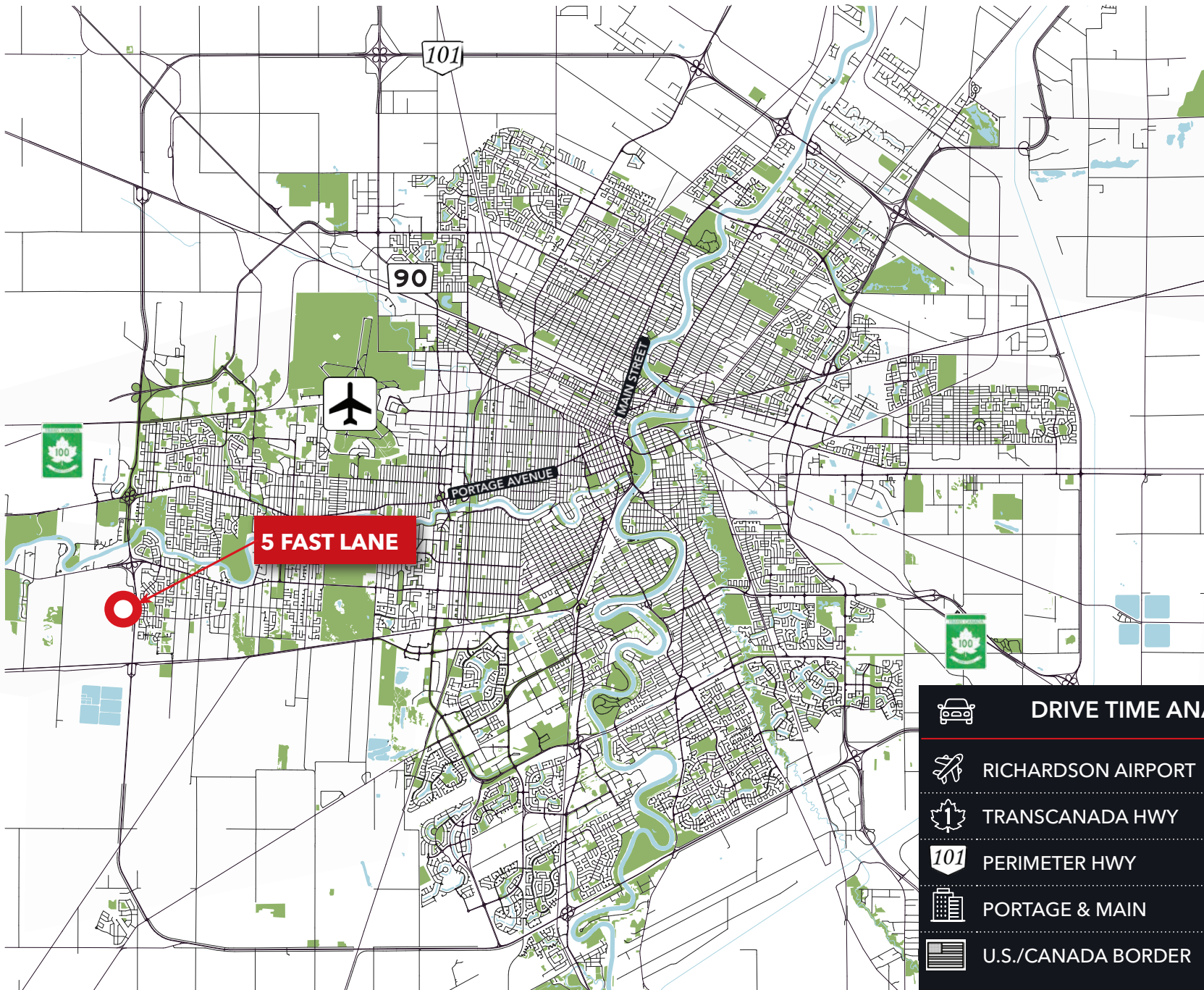














LOCATION OVERVIEW



|  | DRIVE TIME ANALYSIS | |
|---|---------------------|-------------------|
|  | RICHARDSON AIRPORT | 22 min. / 15.1 km |
|  | TRANSCANADA HWY | 5 min. / 5.2 km |
|  | PERIMETER HWY | 1 min. / 0.2 km |
|  | PORTAGE & MAIN | 29 min. / 18.2 km |
|  | U.S./CANADA BORDER | 77 min. / 103 km |

Contact

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