

WAREHOUSE/FLEX SPACE FOR LEASE



36 SOUTH LANDING DRIVE

RM OF MACDONALD, MB



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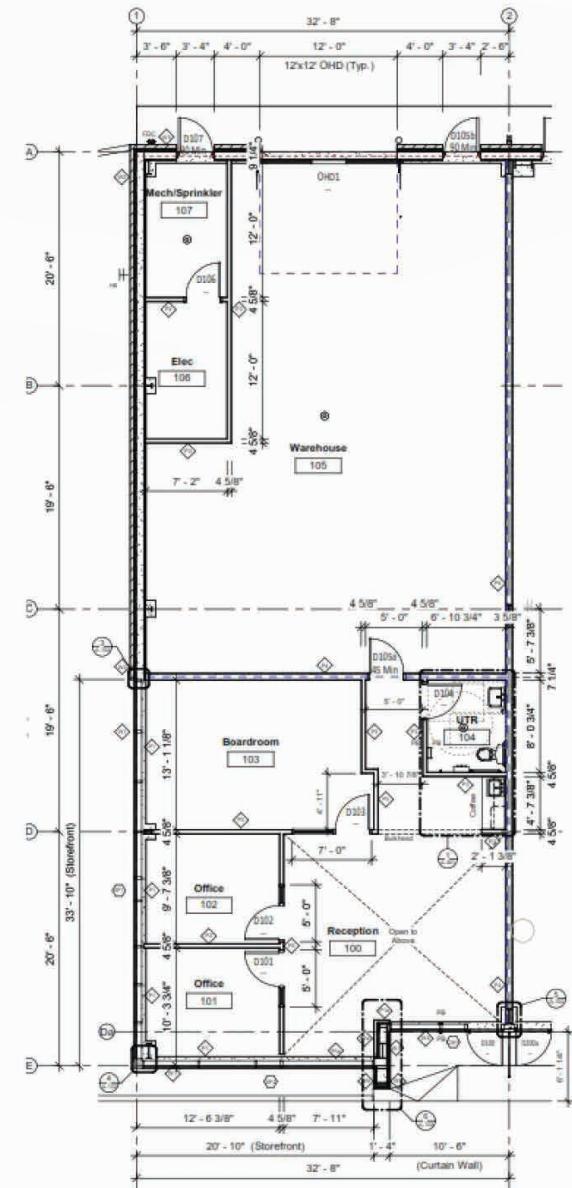
PROPERTY DETAILS

BUILDING AREA (+/-)	20,000 sq. ft.
AREA AVAILABLE (+/-)	up to 20,000 sq. ft. *Comprised of (8) 2,500 sq. ft. units with a variety of size configurations available
NET RENTAL RATE	Unit 1: Contact Agent Units 2-5: \$16.95 per sq. ft.
ADDITIONAL RENT	\$5.00 per sq. ft. (plus a 5% mgmt. fee of gross rent)
ZONING	MB - Industrial Business
CEILING HEIGHT (+/-)	23'
LOADING	(8) Grade loading doors (1 per unit)
ELECTRICAL	200 amp, 3-phase electrical panels per unit
SIGNAGE	Pylon signage available
PARKING	2 stalls per 1,000 sq. ft.
AVAILABILITY	Immediately

PROPERTY HIGHLIGHTS

- Located in South Landing Business Park with no City of Winnipeg Business Tax
- Excellent access from McGillivray Boulevard
- Design-build delivery available to tailor the space to tenant specifications
- Zoning accommodates a variety of uses
- Located in close proximity to the Kenaston and McGillivray Retail Node and Winnipeg Outlet Collection
- Paved roadways to allow for heavy truck traffic

UNIT 1 FLOOR PLAN



EXTERIOR PHOTOS

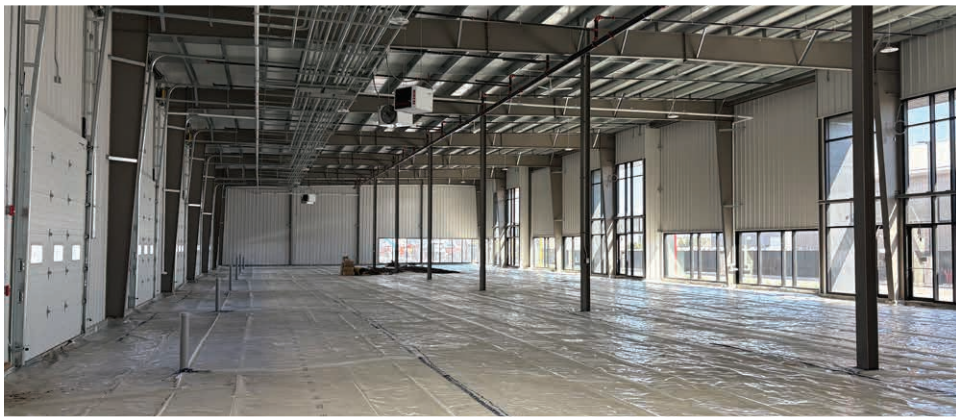


INTERIOR PHOTOS

UNIT 1



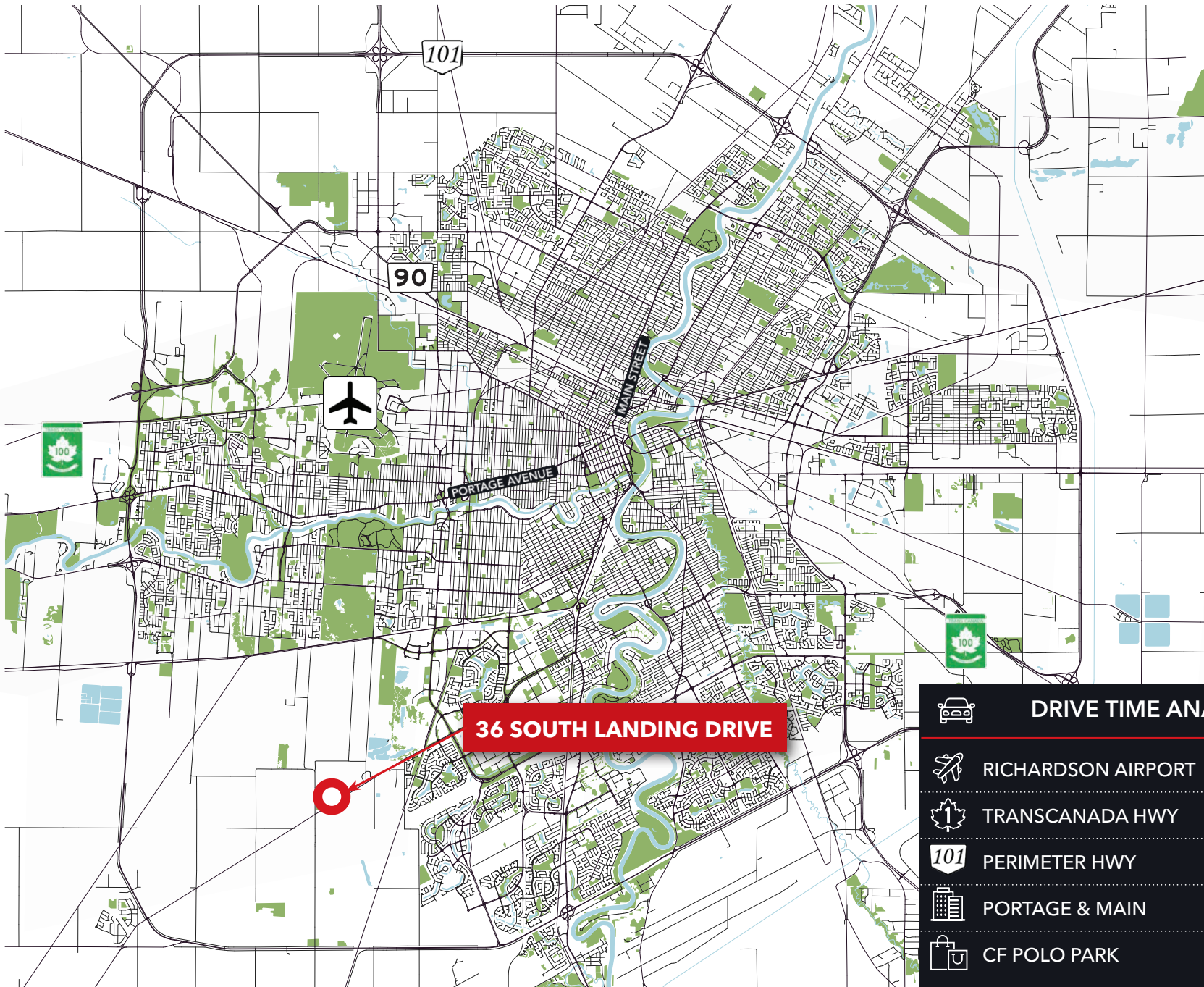
UNITS 2-5



LOCATION OVERVIEW



LOCATION OVERVIEW



36 SOUTH LANDING DRIVE

DRIVE TIME ANALYSIS		
	RICHARDSON AIRPORT	22 min. / 14.8 km
	TRANSCANADA HWY	19 min. / 11.2 km
	PERIMETER HWY	7 min. / 7.5 km
	PORTAGE & MAIN	36 min. / 16.1 km
	CF POLO PARK	22 min. / 13.0 km

Contact

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