

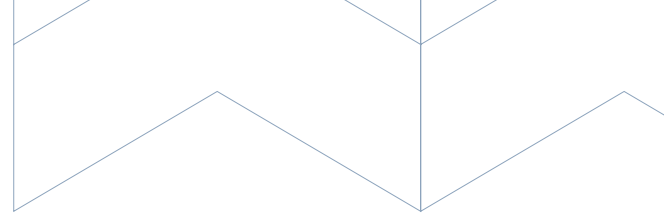


51 Matheson Parkway, RM of Springfield, Manitoba

Industrial Building with Fenced Compound

For Lease





Property Details

+/- 5,280 sq. ft.

BUILDING SIZE

+/- 1.34 acres

LAND SIZE

\$15.95/sq. ft.

NET LEASE RATE

\$3.00/sq. ft.

ADDITIONAL RENT (EST. 2025)

Immediately

AVAILABLE

16' in north bay shop

CEILING HEIGHT

200 Amp in north bay shop

100 Amp in south bay shop

ELECTRICAL

4 - 14 ft. overhead doors

LOADING

2017

YEAR BUILT

MG - Manufacturing General

ZONING

Features

- Freestanding industrial building with fenced compound
- Interior of the building is divided into three bays on the north side and a fourth bay on the south side, with a dividing wall between the two sections
- Three bays on the north side feature a small finished office area, lunchroom, washroom and mechanical room with wood storage mezzanine located above
- Mechanical room has gas furnace with HRV unit and 151-litre hot water tank
- Shop area has concrete floors with in-floor drain, corrugated metal walls and ceilings with fluorescent lighting, ceiling fans and overhead heaters
- The south bay is finished with concrete floors with drain, corrugated metal walls and ceilings with LED lighting, ceiling fans and overhead heater
- Well located in the RM of Springfield, offering excellent access to amenities and major transportation routes including Gunn Road, Lagimodiere Boulevard & the Perimeter Highway
- No City of Winnipeg Business Tax

Highlights



Located in the
RM OF SPRINGFIELD



Excellent Access
TO MAJOR TRANSPORTATION
ROUTES



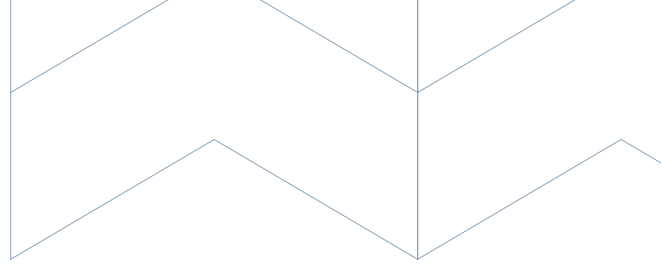
Ideally Suited For
DISTRIBUTION OR
MANUFACTURING

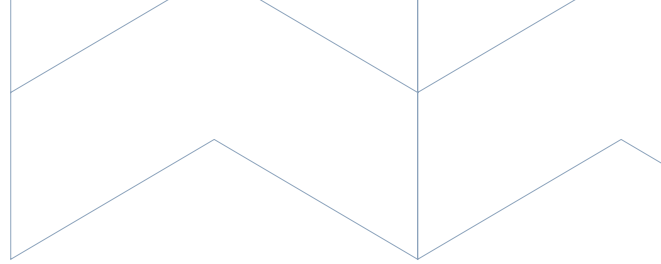


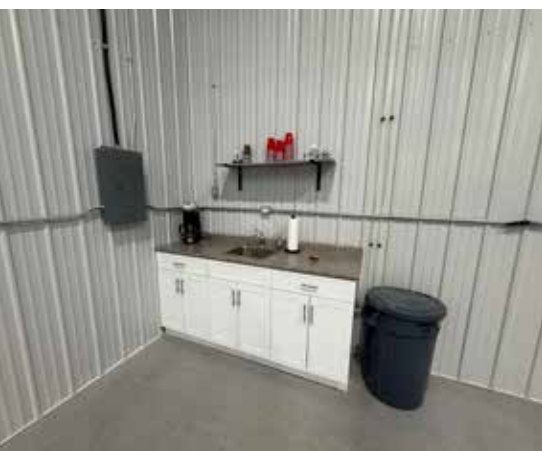
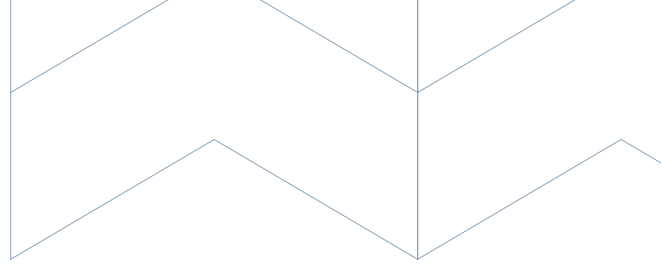
Fully Fenced
COMPOUND













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Jared Kushner*

VICE PRESIDENT

jkushner@iciproperties.com

204-294-1087

Tyson Preisentanz*

SENIOR VICE PRESIDENT

tpresentanz@iciproperties.com

204-782-6183

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