

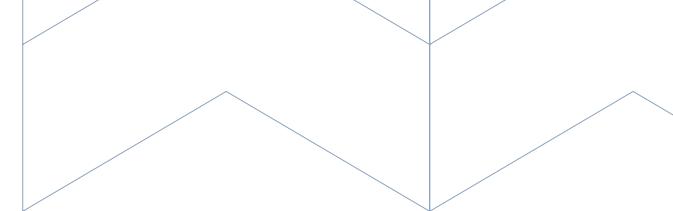


51 Matheson Parkway, RM of Springfield, Manitoba

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

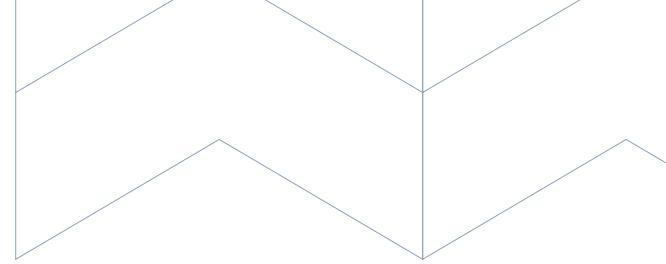


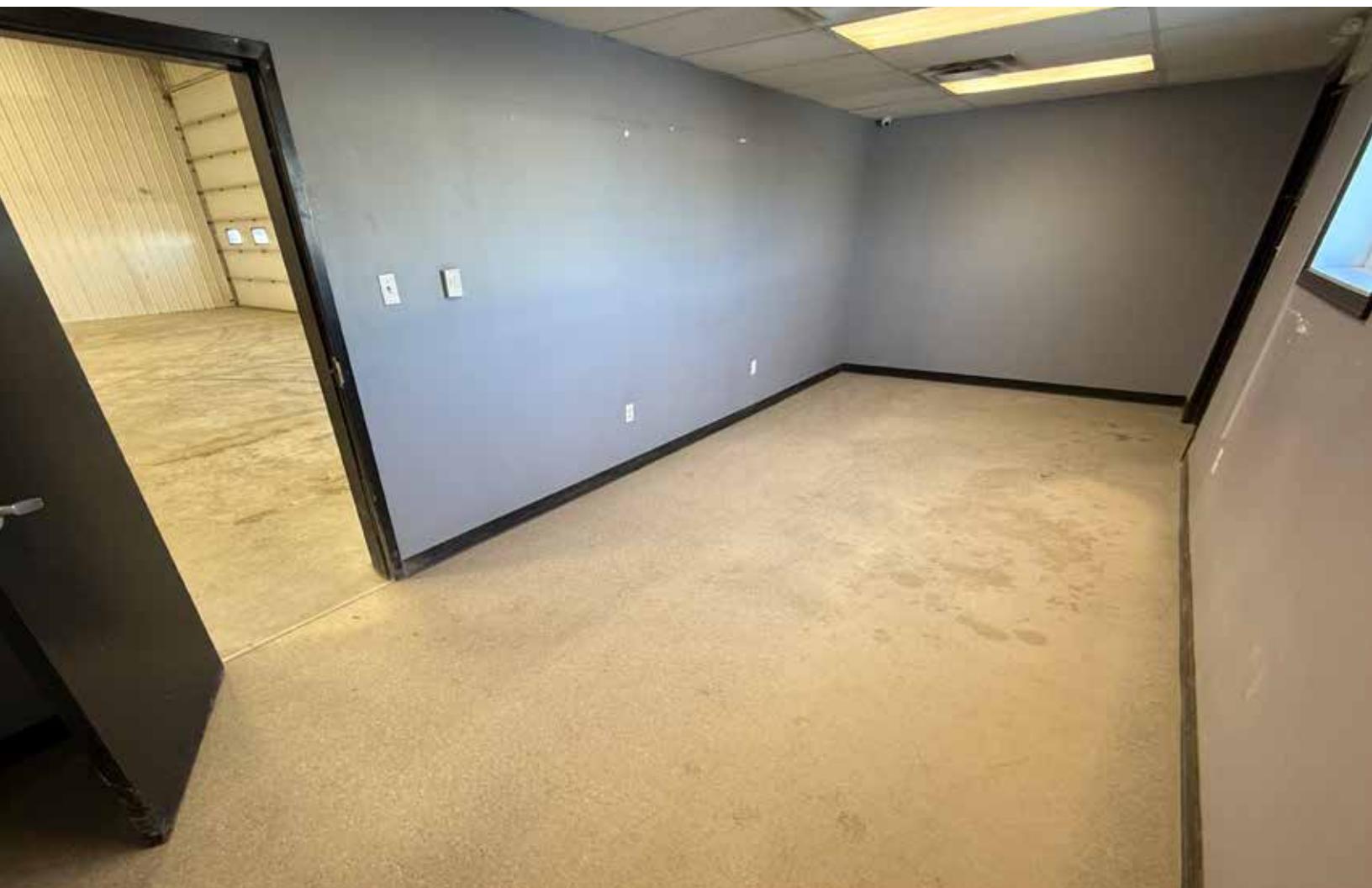
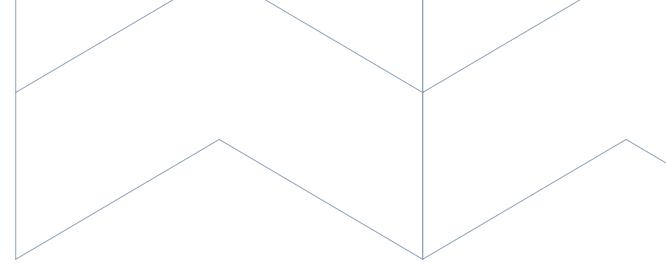
Ideally Suited For
DISTRIBUTION OR
MANUFACTURING

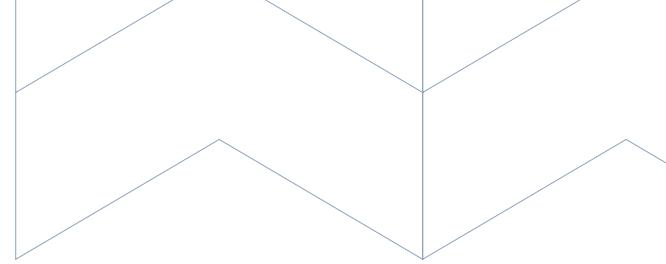


Fully Fenced
COMPOUND











Connect with us today!

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