

**FOR LEASE**

# 120 Haarsma Street

RM OF EAST ST. PAUL, MB

*~ Newly Built Flex Space in Bird's Hill Industrial Area ~*



**1 MONTH BASE RENT FREE\*\***

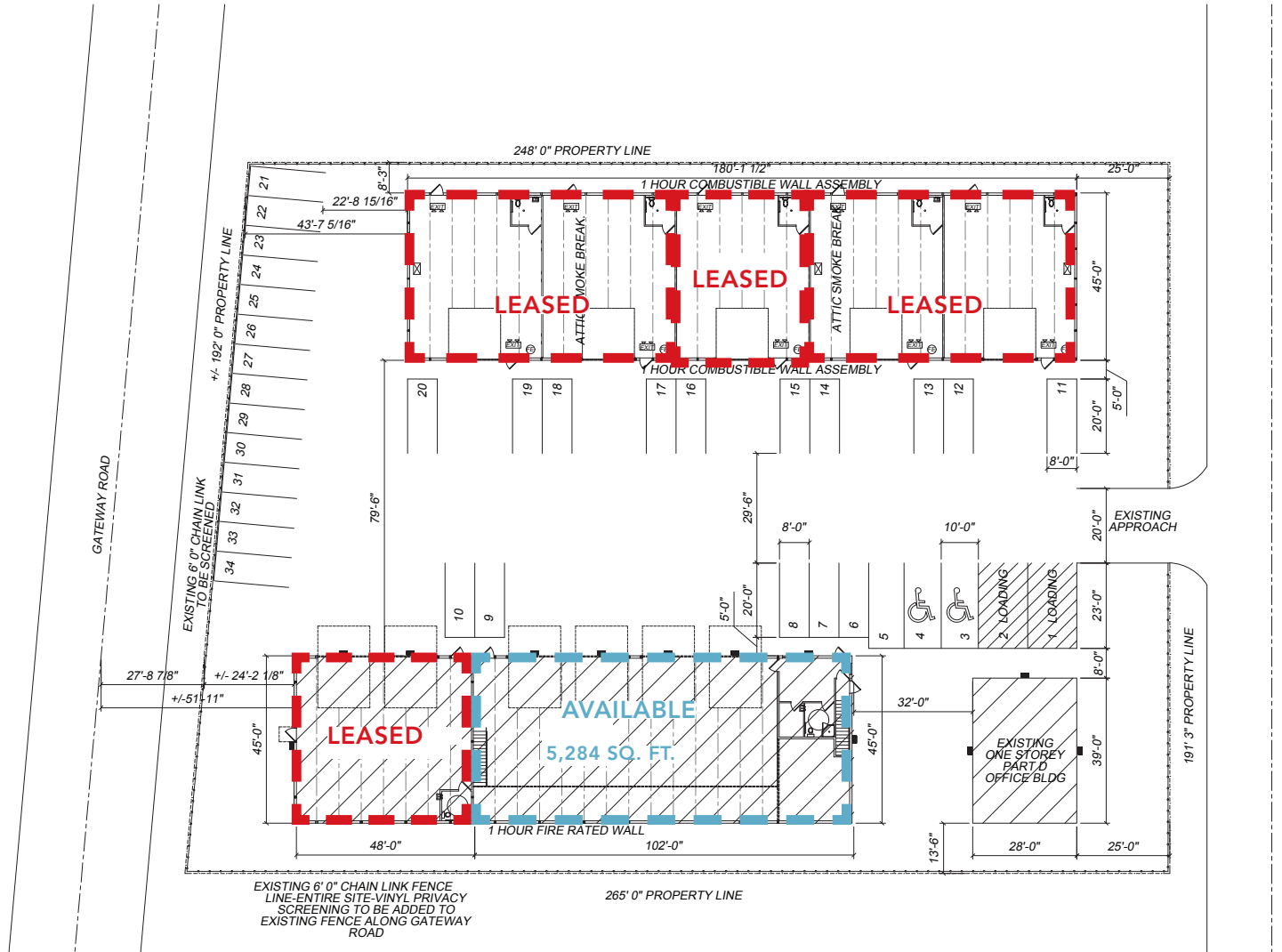
\*\*on approved transactions with minimum three-year term

## Property Highlights

AREA AVAILABLE (+/-)	5,284 sq. ft.
NET RENTAL RATE	\$14.95 per sq. ft.
ADDITIONAL RENT (EST. 2023)	\$4.22 per sq. ft.
CLEAR HEIGHT	18'
LOADING	4 grade
ELECTRICAL SERVICE	200 amp
ZONING	CH – Commercial Highway
HIGHLIGHTS	<ul style="list-style-type: none"><li>• Easy access to Provincial Trunk Hwy 59 / Lagimodière Blvd.</li><li>• Fully developed office area</li><li>• 4,444 sq. ft. of warehouse space</li><li>• Available March 1, 2024</li></ul>

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## Floor Plan



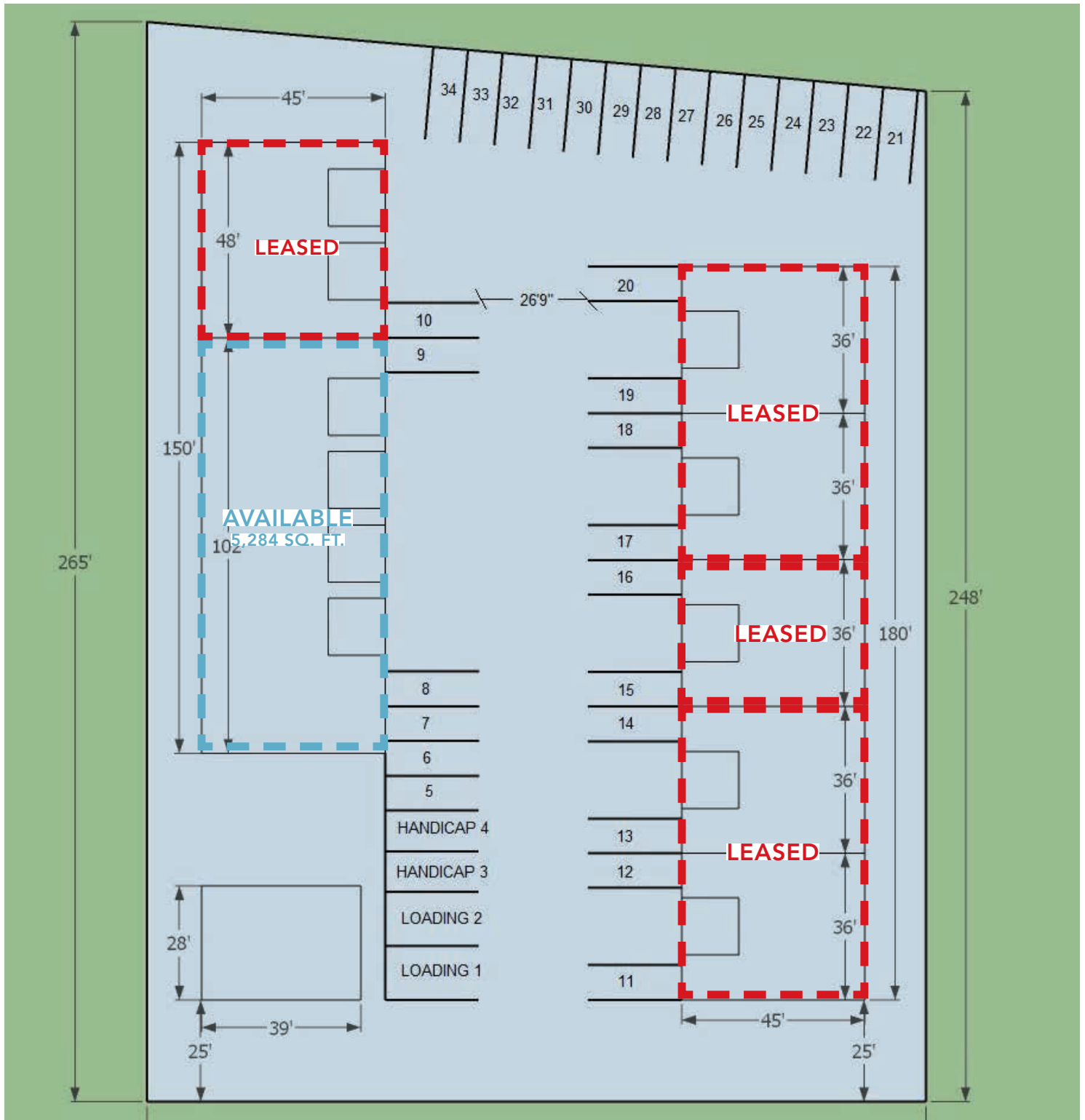
 Available

 Leased



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## Site Plan



 Available

 Leased



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COMMERCIAL REAL ESTATE  
SERVICES INC.

## *Photographs*



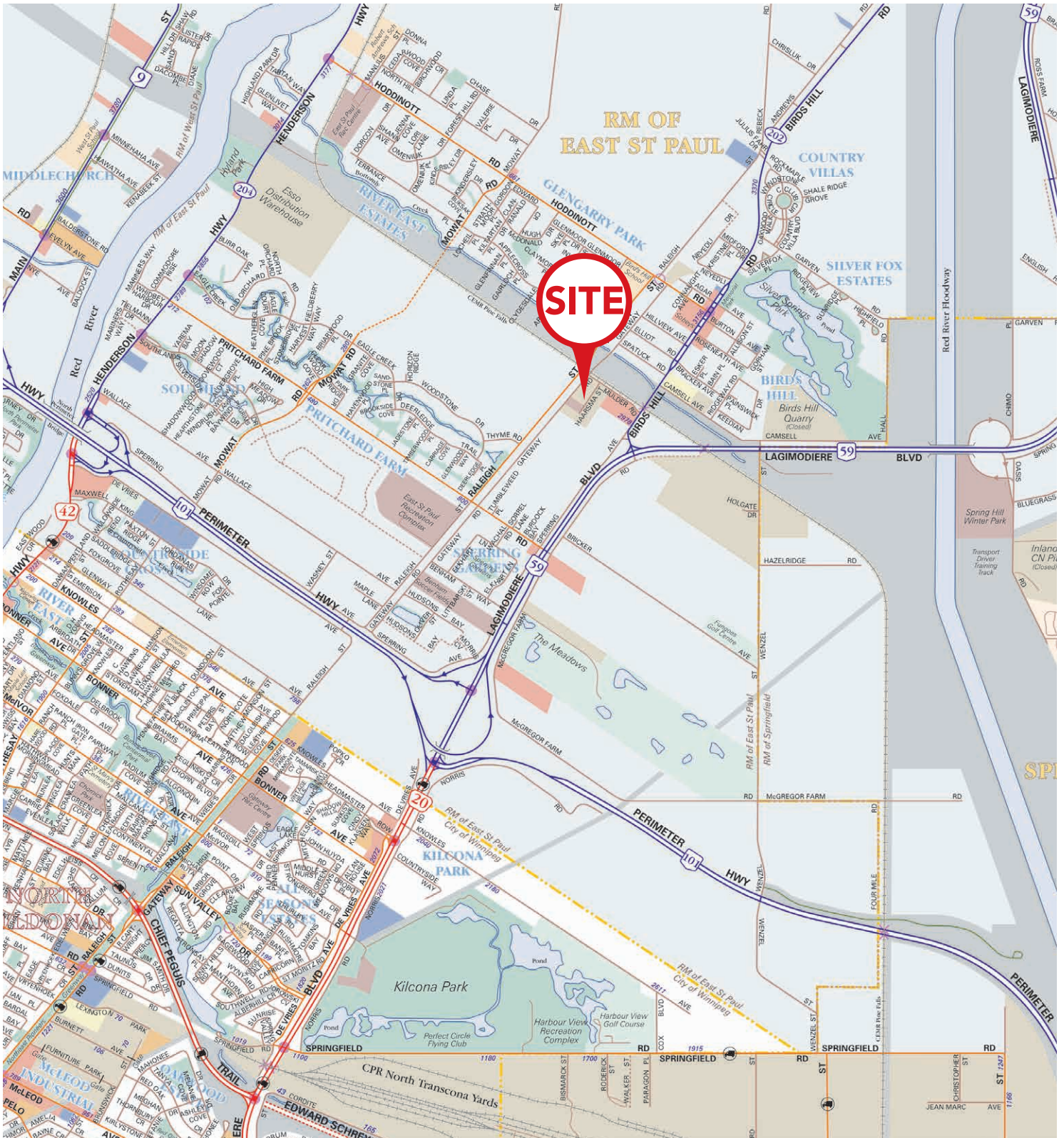
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## *Photographs*



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## Location Overview



## CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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