

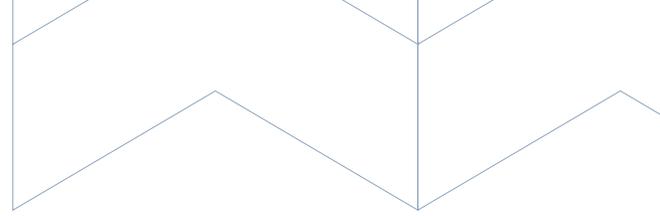


30 Clover Drive, RM of Rosser, Manitoba

Owner/Occupier Industrial Building & Land

For Sale





Property Details

+/- 8,746 sq. ft.

BUILDING SIZE

+/- 5.80 acres

LAND SIZE

\$6,950,000

ASKING PRICE

\$31,228

2023 PROPERTY TAXES

I2 - Industrial General

ZONING

+/- 53 stalls

PARKING

+/- 100 stalls

TRUCK PARKING

2 RTU servicing office, O/H gas fired units/floor heat servicing warehouse

MECHANICAL

400A 347/600V 3 phase service

ELECTRICAL

5 - 12' x 16' doors

GRADE LOADING

2 - 8' x 8' with electric levellers

DOCK LOADING

Synthetic/gabled steel flat roof

ROOF

Features

- Newly developed industrial building with excess of land available for further development
- Turnkey opportunity with furniture/equipment included in the purchase price
- +/- 1,680 sq. ft. office space includes private offices, open workspace, boardroom, reception, storage & kitchen
- Warehouse loading consists of two drive through stalls, wash bay, work bay, both truck and trailer capable.
- Three additional overhead doors and two dock loading doors
- Ideally suited for manufacturing and distribution uses with substantial large cargo truck activity and high cube warehouses
- Commercial video surveillance system, Aaladin Cleaning System/Pressure Washer, Kaeser Air Compressor, office desks & chairs, TV's and more to be included
- Well-situated in the RM of Rosser within the Inland Port Special Planning Area supported by CentrePort Canada
- Located directly west of Brookside Boulevard, one of Winnipeg's busiest trucking routes and leads directly to the Winnipeg International Airport

Highlights



High Quality

TURNKEY OFFICE/
WAREHOUSE BUILDING IN
NORTHWEST



Strong Loading

CAPABILITIES



Great Access

TO A VARIETY OF TRUCKING
ROUTES



Excess Land

WITH EXCELLENT ON-SITE
PARKING

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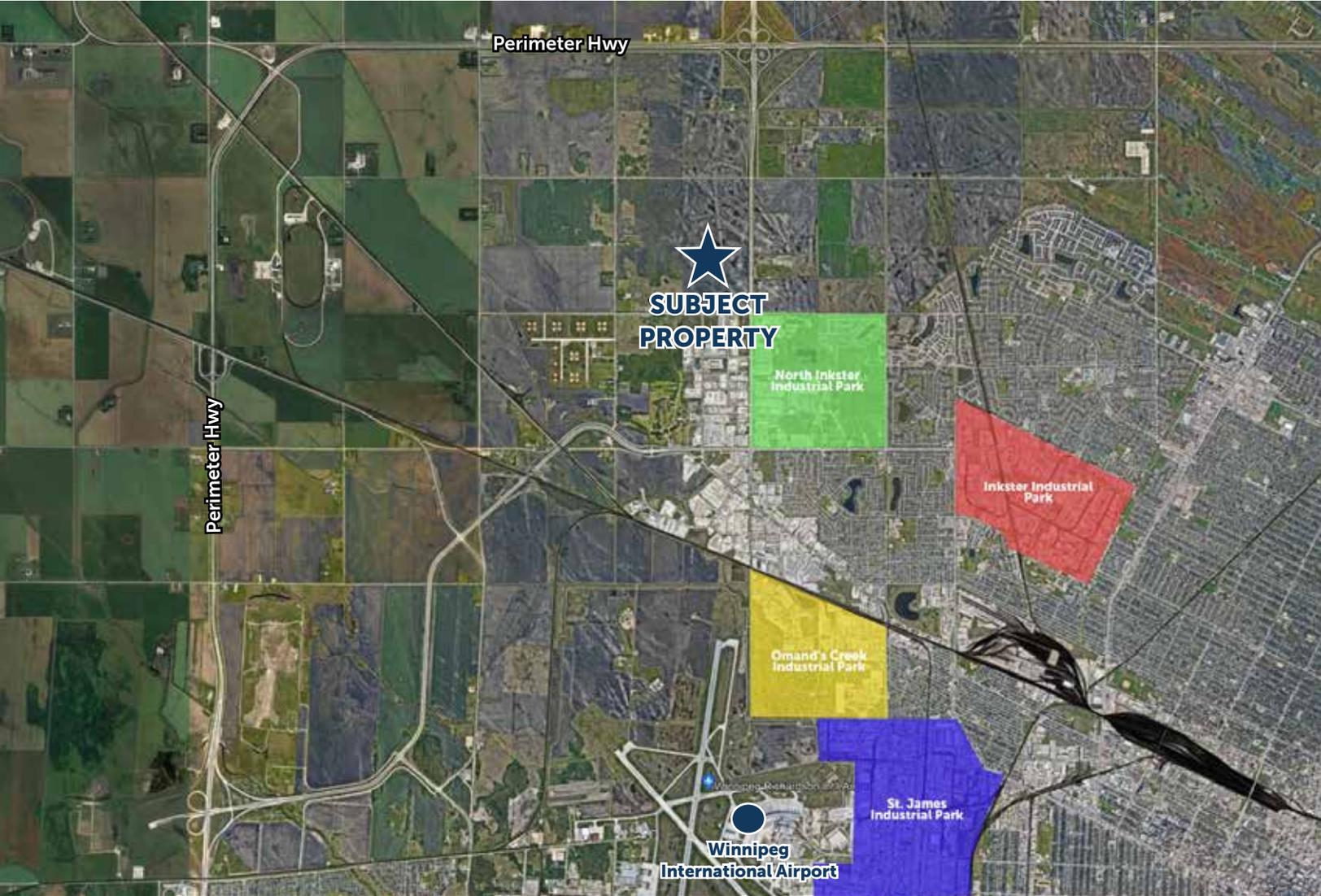
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