



119 Froese Crescent, Headingley, Manitoba

Newly Constructed Free-Standing Industrial With Compound

For Sale/Lease



Property Details

+/- 10,800 sq. ft.

BUILDING SIZE

+/- 4,400 sq. ft. to

+/- 6,400 sq. ft.

+/- 10,800 sq. ft.

UNITS AVAILABLE

+/- 1.26 acres

LAND AREA

\$2,300,000

SALE PRICE

\$15.95/sq. ft.

LEASE RATE

+/- 20' clear

CEILING HEIGHT

4 - 14' x 14' Grade O/H Doors

LOADING

IG - Industrial

ZONING

Features

- Large outdoor storage areas: Perfect for companies needing space for heavy equipment, vehicles, building materials or containers.
- Ability to fence and secure yard.
- Industrial Zoning: Typically more flexible than city limits, allowing for uses like construction, manufacturing, trucking, oilfield service, or agriculture-related businesses.
- No City of Winnipeg Business Tax
- Proximity to Major Routes: Easy access to the Trans-Canada Highway (Highway 1) and Perimeter Highway, connecting to Winnipeg, western Manitoba, and Saskatchewan
- Ideal for businesses serving Winnipeg without paying city taxes or for regional distribution across Manitoba and Western Canada
- Less traffic compared to Winnipeg's industrial zones, reducing delivery delays and improving logistics efficiency
- Located in the RM of Headingley resulting in lower taxes compared to Winnipeg, creating operating cost savings
- Close to Intermodal and Freight Corridors
- Ample Truck Maneuverability: Wide yards and building placement for turning radii and loading/unloading efficiency

Highlights



Prime Location

ADJACENT TO THE PERIMETER
HIGHWAY



Excellent Access

TO MAJOR TRANSPORTATION
ROUTES



Ample Storage for

INDUSTRIAL EQUIPMENT
OR CONTAINERS

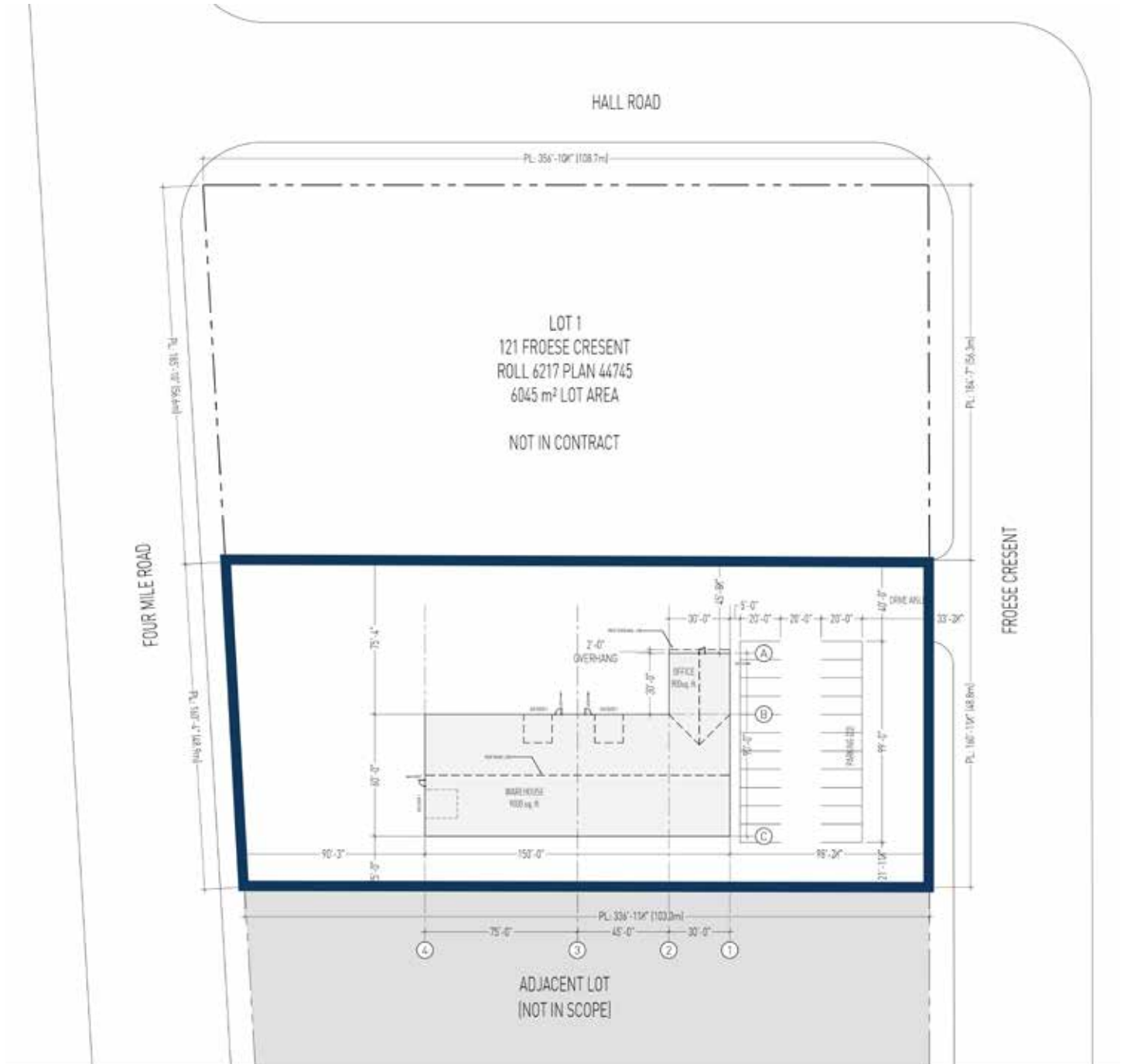


Wide Yard

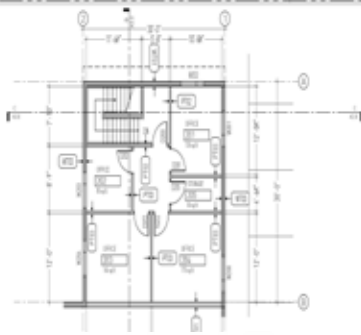
FOR EFFICIENT LOADING
AND UNLOADING



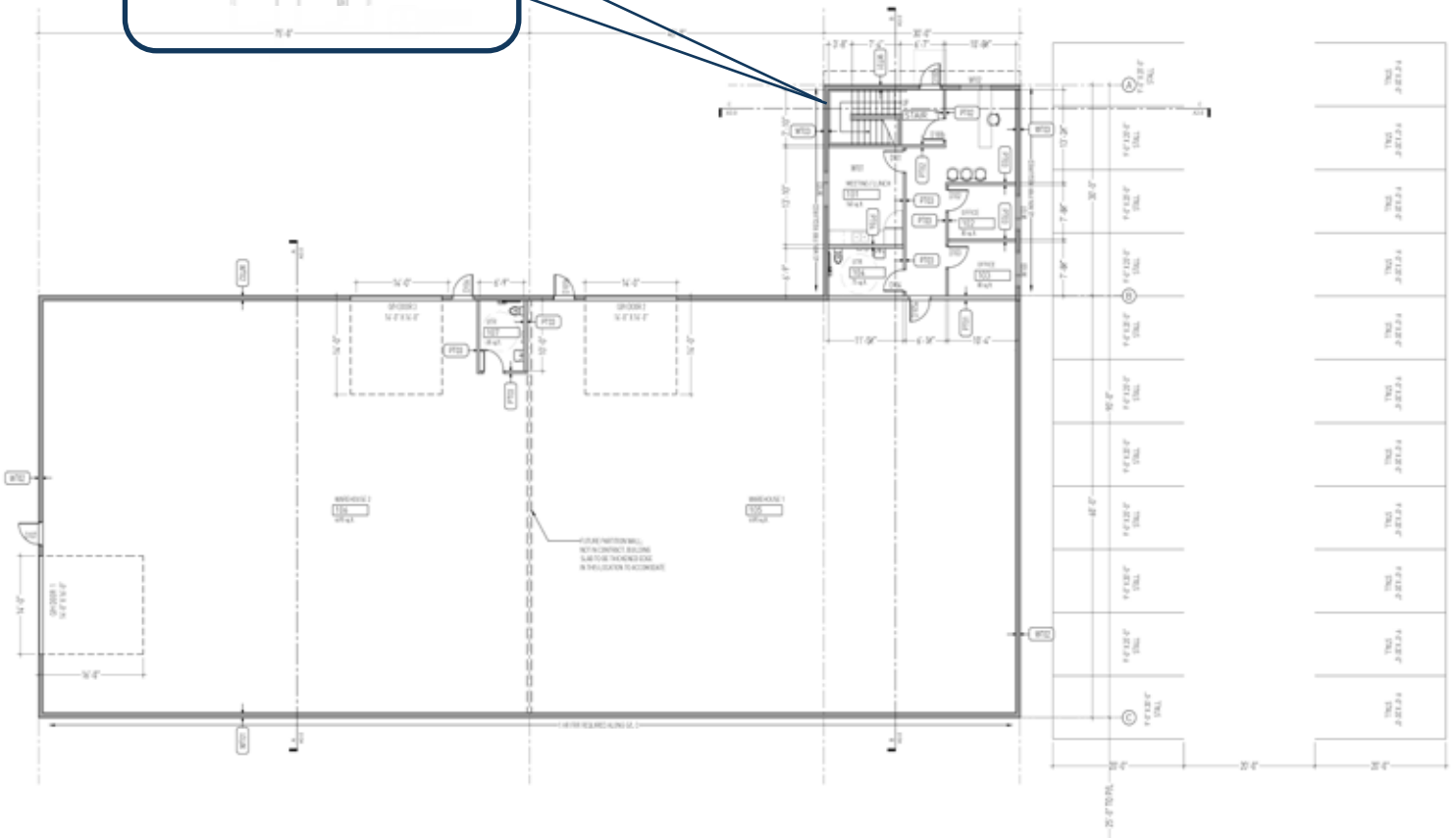
Site Plan



Floor Plan



←--- SECOND FLOOR





Connect with us today!

iciproperties.com

Tyson Preisentanz*
SENIOR VICE PRESIDENT

tpreisentanz@iciproperties.com
204-782-6183

Jared Kushner*
VICE PRESIDENT

jkushner@iciproperties.com
204-294-1087

Brennan Pearson
EXECUTIVE VICE PRESIDENT, PARTNER

bpearson@iciproperties.com
204-291-5003

DISCLAIMER The information contained herein has been obtained from sources believed to be reliable; however, neither the Vendor/Landlord nor ICI Properties makes any representations, warranties, or guarantees, express or implied, as to the accuracy, completeness, or currency of such information. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and may differ materially from actual results. Some images or renderings used in this brochure may be enhanced or generated using artificial intelligence (AI) for illustrative purposes and may not depict actual properties or conditions. Prospective purchasers and tenants are strongly advised to conduct their own independent investigations and due diligence to verify all information. The property and any offering terms are subject to change or withdrawal without notice. Neither the Vendor/Landlord nor ICI Properties shall be liable for any direct, indirect, incidental, consequential, or special losses or damages arising from reliance upon this information or any omission. In the event the recipient has executed a confidentiality or nondisclosure agreement in connection with this property, the terms of such agreement shall govern. ©2026 ICI Properties. All rights reserved.

*Services provided by Jared Kushner Personal Real Estate Corporation *Services provided by 2023 Tyson Preisentanz Personal Real Estate Corporation