

# MULTIPLE UNITS AVAILABLE MURRAY PARK TRADE CENTRE

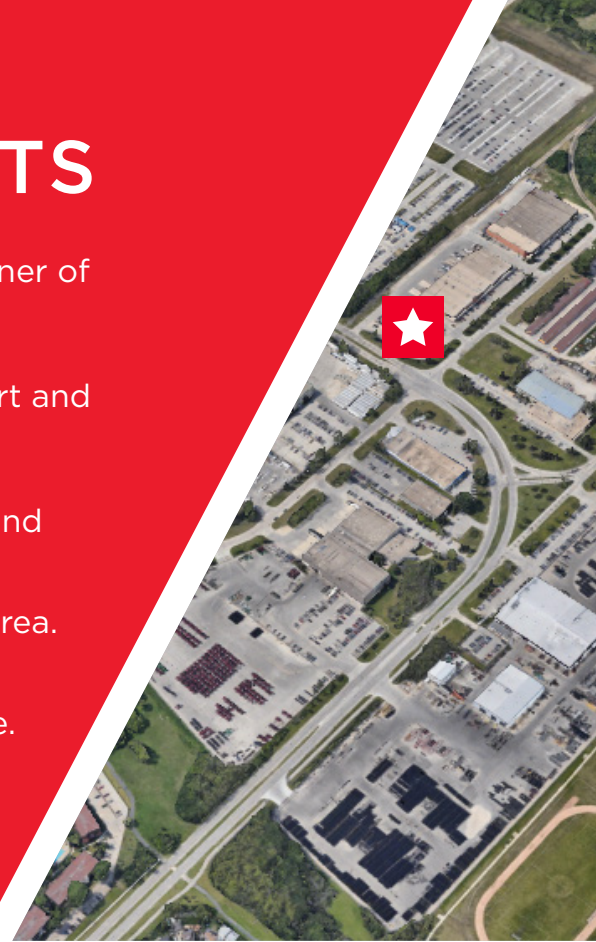
“ INDUSTRIAL FOR LEASE ”





# PROPERTY HIGHLIGHTS

- Located in Murray Industrial Park, situated on the corner of Murray Park Road & Saulteaux Crescent
- In close proximity to major trucking routes, CentrePort and the Winnipeg Richardson International Airport
- 57 Murray Park Road is comprised of private offices and warehouse area. Available immediately
- 59 Murray Park Road includes nicely built out office area. Available immediately
- 348 Salteaux is comprised of offices and a warehouse. Available February 1, 2024.
- Zoned M2



UNIT	SQ FT (+/-)	LOADING	CEILING HEIGHT	LEASE RATE	CAM & TAX
57 Murray Park Road	4,693	1 Grade	12'	\$9.95 psf	\$4.95 psf
59 Murray Park Road	5,236	1 Grade	12'	\$9.95 psf	\$4.95 psf
57+59 Murray Park Road	9,929	2 Grade	12'	\$9.95 psf	\$4.95 psf
348 Salteaux Cres	5,220	1 Grade	18'	\$9.95 psf	\$4.95 psf

# SITE MAP



1

Nestled in Murray Industrial Park at the intersection of Murray Park Road & Saulteaux Crescent

2

Close proximity to key trucking routes, CentrePort, and the Winnipeg Richardson International Airport

3

Enjoy seamless access to major transportation hubs for enhanced logistical efficiency



# 57 MURRAY PARK ROAD

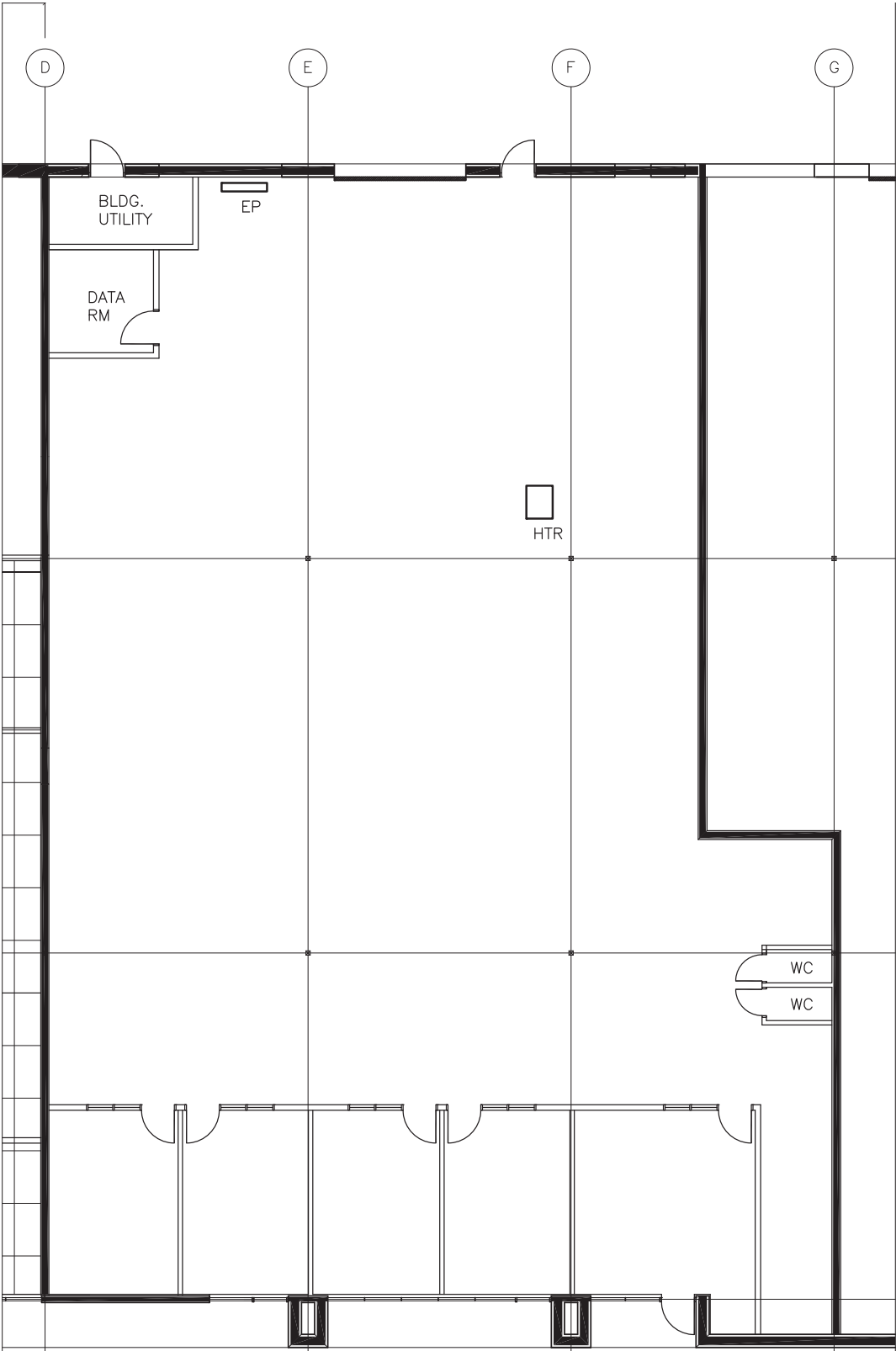
BUILDING PHOTOS





# FLOOR PLAN

57 MURRAY PARK ROAD



ESTIMATED

# 59 MURRAY PARK ROAD

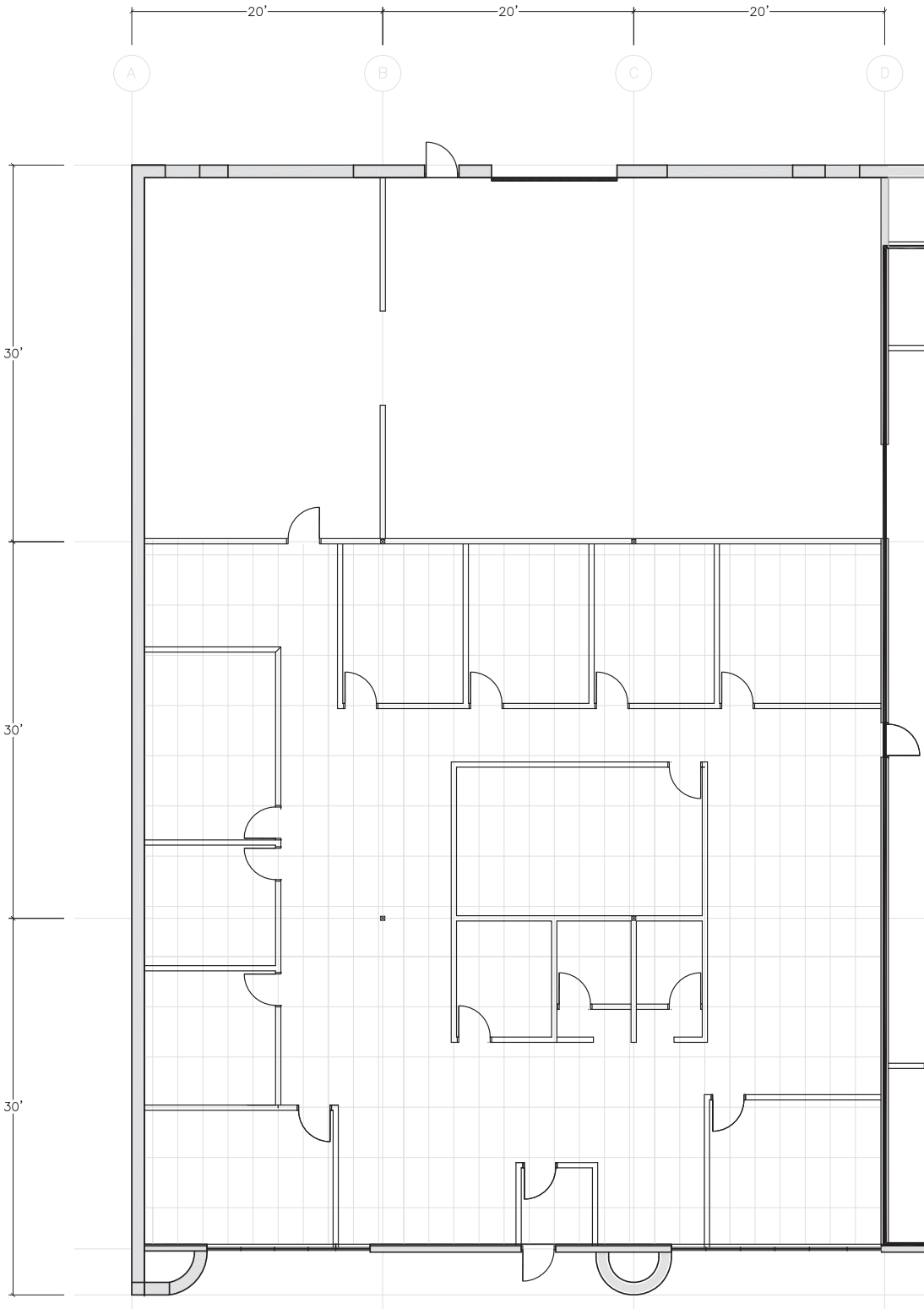
## BUILDING PHOTOS





# FLOOR PLAN

59 MURRAY PARK ROAD



*ESTIMATED*

# 348 SALTEAUX CRESCENT

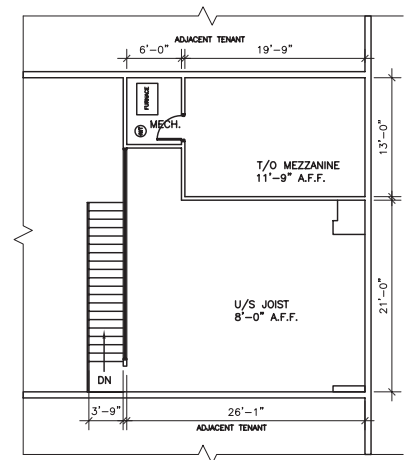
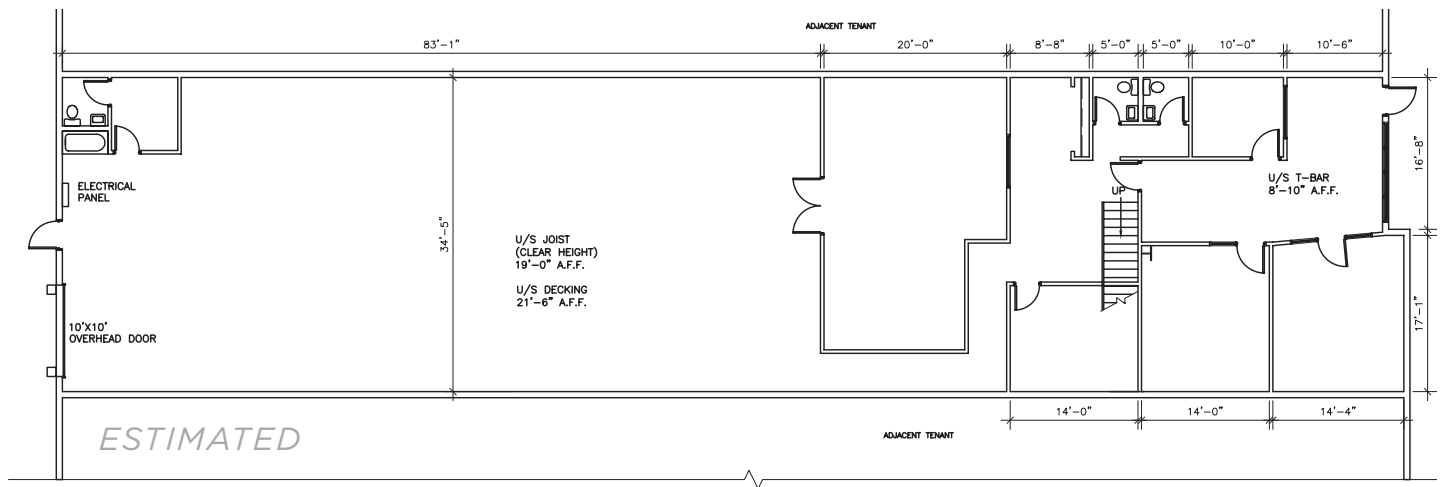
## BUILDING PHOTOS





# FLOOR PLAN

## 348 SALTEAUX CRESCENT



## PROPERTY DETAILS

- Located in Murray Industrial Park, situated on the corner of Murray Park Road & Saulteaux Crescent
- In close proximity to major trucking routes, CentrePort and the Winnipeg Richardson International Airport
- (+/-) 18' clear ceiling height
- Front section includes boardroom, 2 offices and 2 washrooms
- Mezzanine includes lunchroom, kitchen and ample open space with 2 skylights
- Rear section divided in 3 large warehouse sections
- Extra offices and additional washrooms in the rear
- (+/-) 15' grade loading door
- Large floor drain
- 4 electrified spots in front
- 4 spots in back
- Zoned M2
- 3 Phase Electrical
- Sprinklered

# CONTACT



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