

# MULTIPLE UNITS AVAILABLE MURRAY PARK TRADE CENTRE

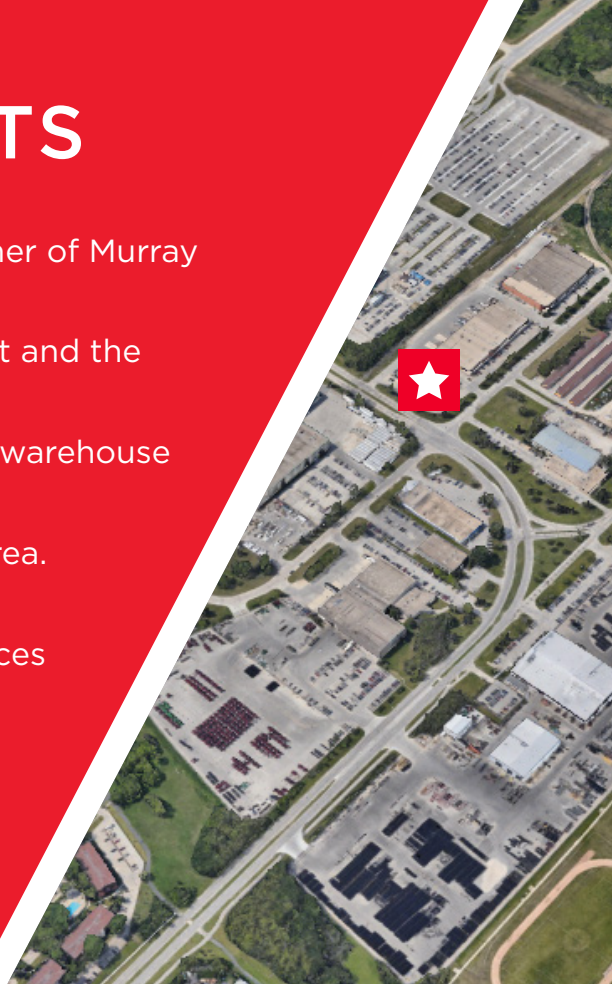
“ INDUSTRIAL FOR LEASE ”





# 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 100% open area warehouse space. Available immediately.
- 59 Murray Park Road includes nicely built out office area. Available immediately.
- 326 Saulteaux Cres offers a combination of office spaces and a warehouse. Available immediately.
- Zoned M2.



UNIT	SQ FT (+/-)	LOADING	CEILING HEIGHT (+/-)	LEASE RATE	CAM & TAX
57 Murray Park Road	4,693	1 Grade	12'	\$9.95 psf	\$4.12 psf (2024 est.) *Plus Mgmt fee of %5 Gross Rent
59 Murray Park Road	5,236	1 Grade	12'	\$9.95 psf	\$4.12 psf (2024 est.) *Plus Mgmt fee of %5 Gross Rent
57+59 Murray Park Road	9,929	2 Grade	12'	\$9.95 psf	\$4.12 psf (2024 est.) *Plus Mgmt fee of %5 Gross Rent
326 Saulteaux Cres	10,975	1 Grade & 1 Dock	18'	\$9.95 psf	\$4.12 psf (2024 est.) *Plus Mgmt fee of %5 Gross Rent

# 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



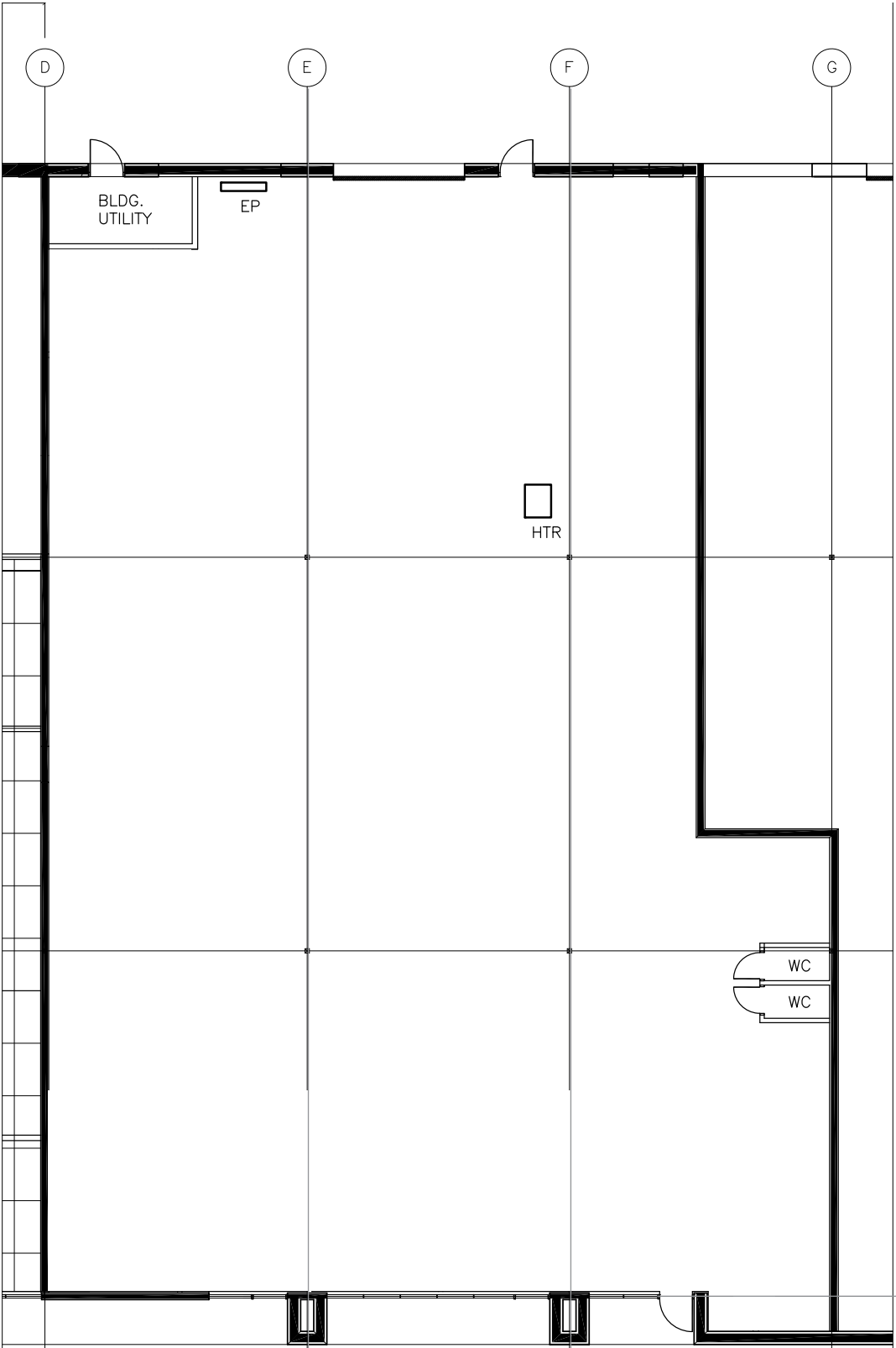
# 57 MURRAY PARK ROAD

## BUILDING PHOTOS



# FLOOR PLAN

57 MURRAY PARK ROAD



ESTIMATED



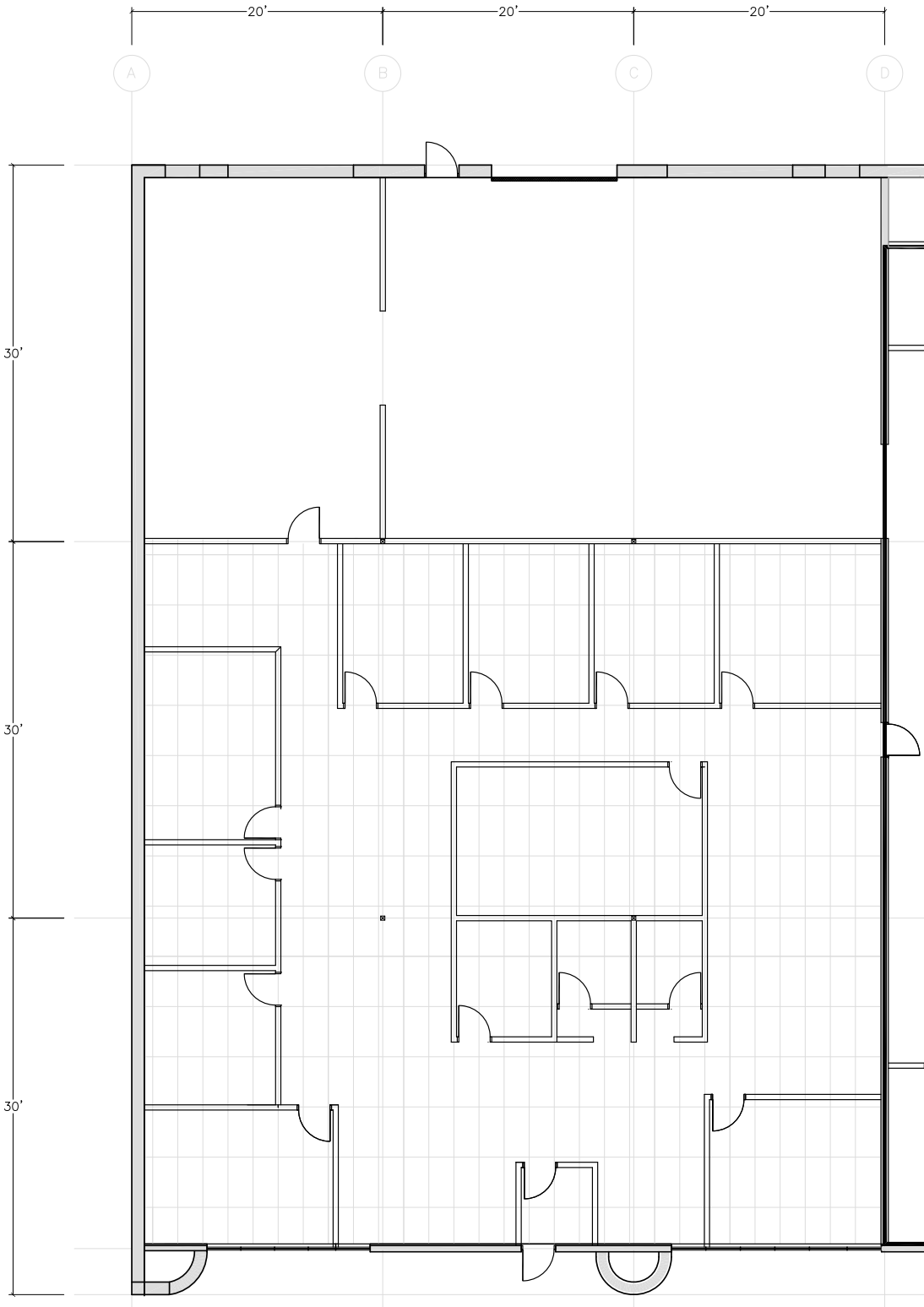
# 59 MURRAY PARK ROAD

## BUILDING PHOTOS



# FLOOR PLAN

59 MURRAY PARK ROAD



ESTIMATED



# 326 SAULTEAUX CRES

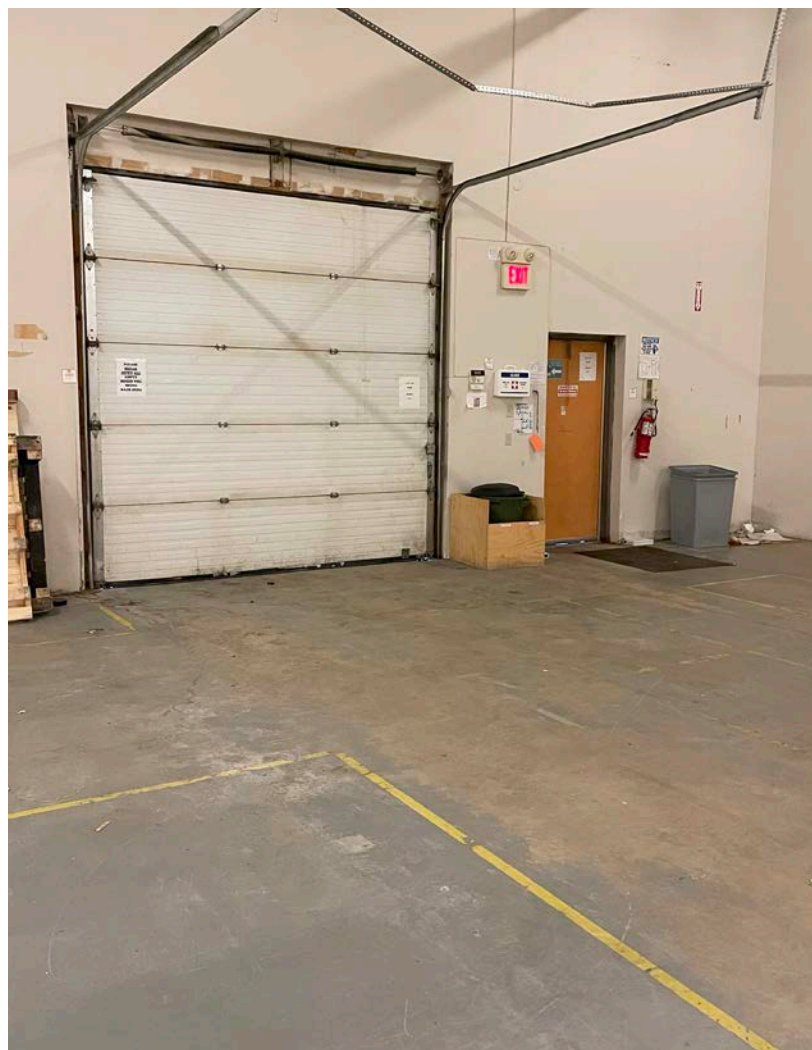
## BUILDING PHOTOS



## PROPERTY HIGHLIGHTS

- Available immediately.
- 7 offices, large kitchen, large breakout room, boardroom, large open office area, 1 dock door with leveller and 1 grade door.







# CONTACT



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