

BAYS STARTING AT 2,500 SF TENANT IMPROVEMENTS CAN COMMENCE MAY 2025



INDUSTRIAL FLEX SPACE FOR LEASE 3000 MCCREARY ROAD

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PROPERTY HIGHLIGHTS

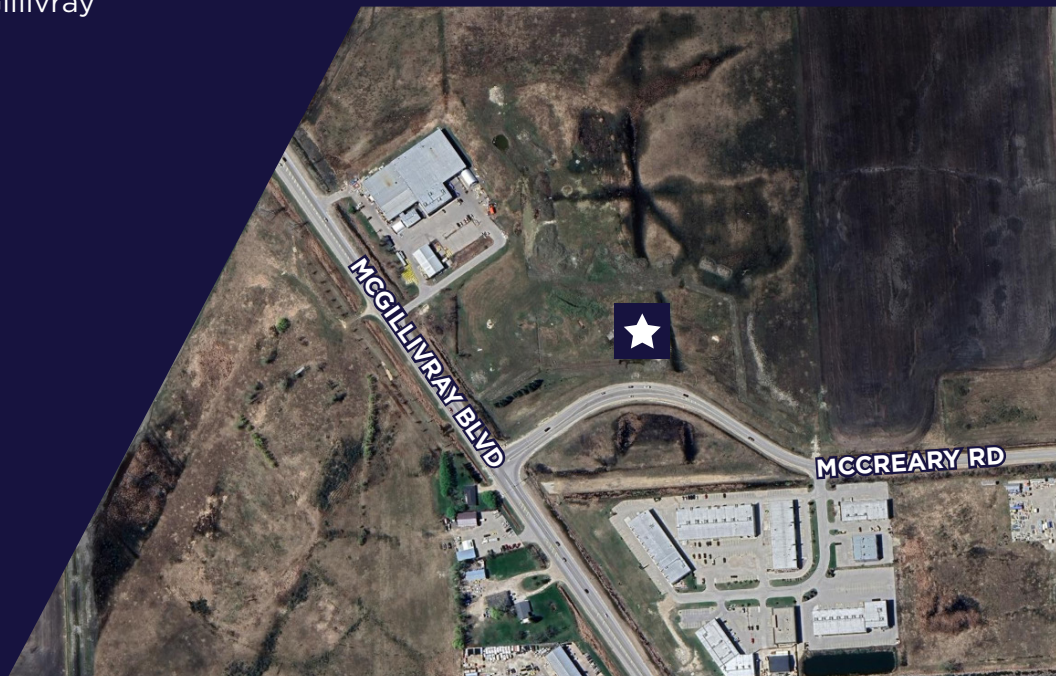
PHASE I (+/-) 49,000 SF AVAILABLE

- Brand new flex space now under construction
- Great exposure just north of the controlled intersection of McGillivray Boulevard and McCreary Road
- Just outside of city of Winnipeg limits in the RM of MacDonald
- No City of Winnipeg business taxes
- High quality pre-cast construction with 20' clear ceiling height
- All loading door openings are 10' x 14' to allow for grade level loading, dock level loading or windows
- Two 11,500 sf clearspan sections and two 13,000 sf clearspan sections with bay sizes starting at 2,500 sf
- Tenant Improvements can commence May 2025

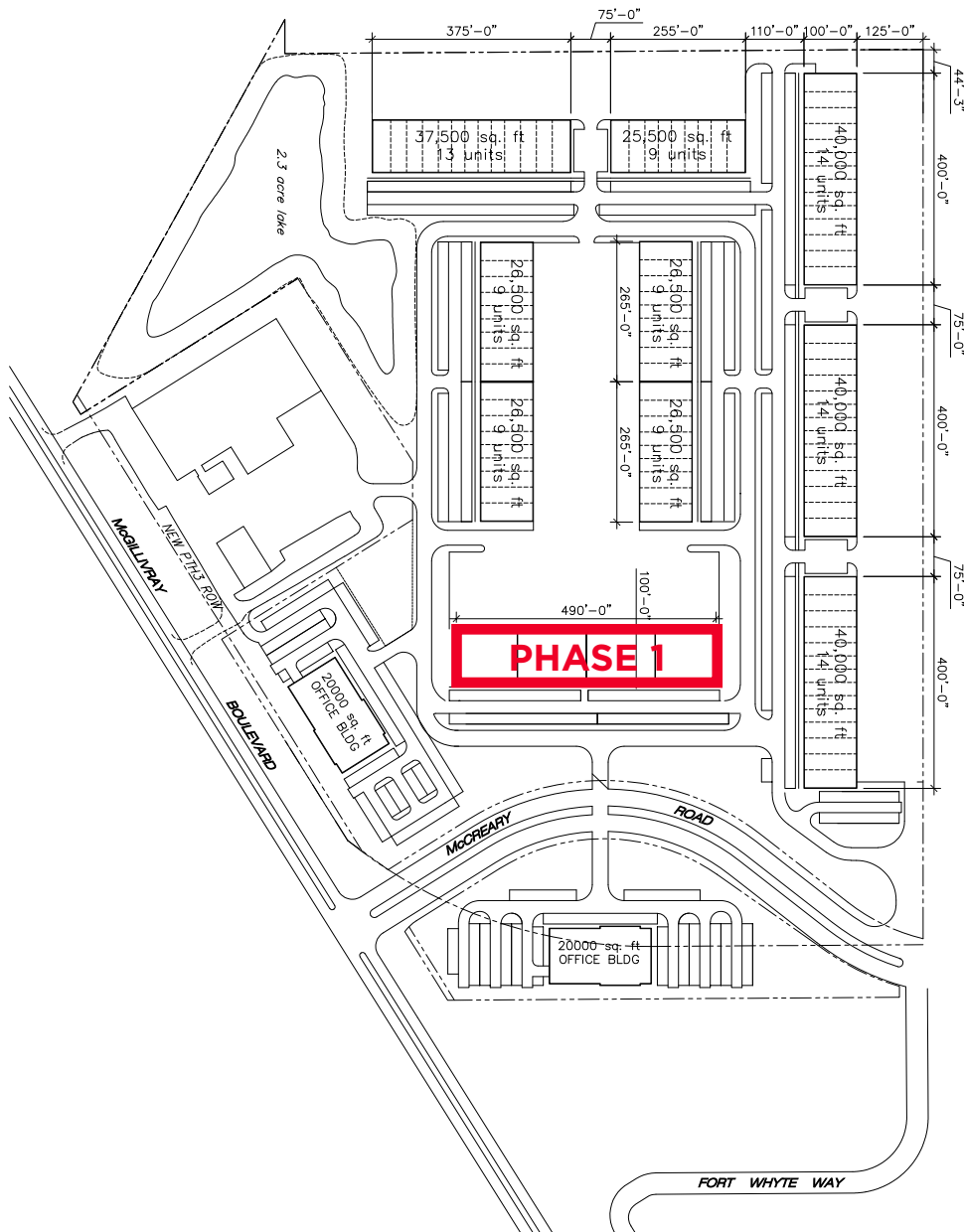
LEASE RATE: TBD

CAM & TAX: \$4.75 PSF (2025 EST)

**PLUS MANAGEMENT FEE OF 5% OF GROSS RENT*



FUTURE DEVELOPMENT



BASE BUILDING SPECIFICATIONS

Walls & Flooring

- Insulated to R20
- Smooth trowelled concrete floor slab designed to support a distributed surcharge load of 1,500 lbs. per sq. ft.

Roof

- Insulated to R30

HVAC

- Rooftop HVAC unit to heat / cool 50% of space and gas fired unit heater per bay

Electrical Panel

- A power supply will be brought to the premises up to and including an empty distribution panel
- 3 Phase 347/600 Volt, 800 Amp main with 70 Amp 347/600 Volt, 3 Phase 4 Wire electrical service per bay

Data

- An empty conduit will be provided

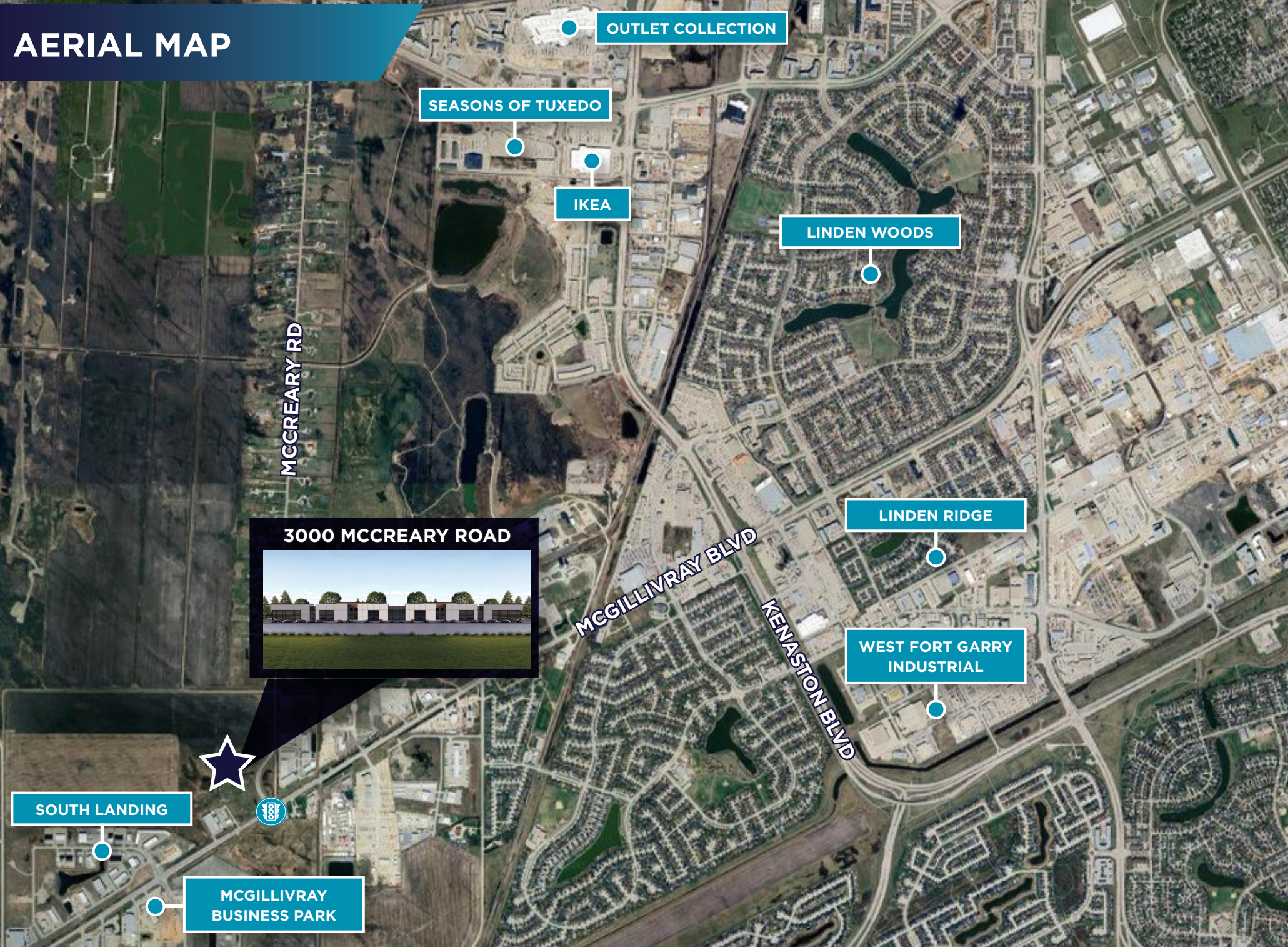
Plumbing

- Domestic water supply and capped drain line provided for each bay

Lighting

- Up to 50% LED warehouse lighting shall be provided

AERIAL MAP



OUTLET COLLECTION

SEASONS OF TUXEDO

IKEA

LINDEN WOODS

LINDEN RIDGE

WEST FORT GARRY INDUSTRIAL

3000 MCCREARY ROAD

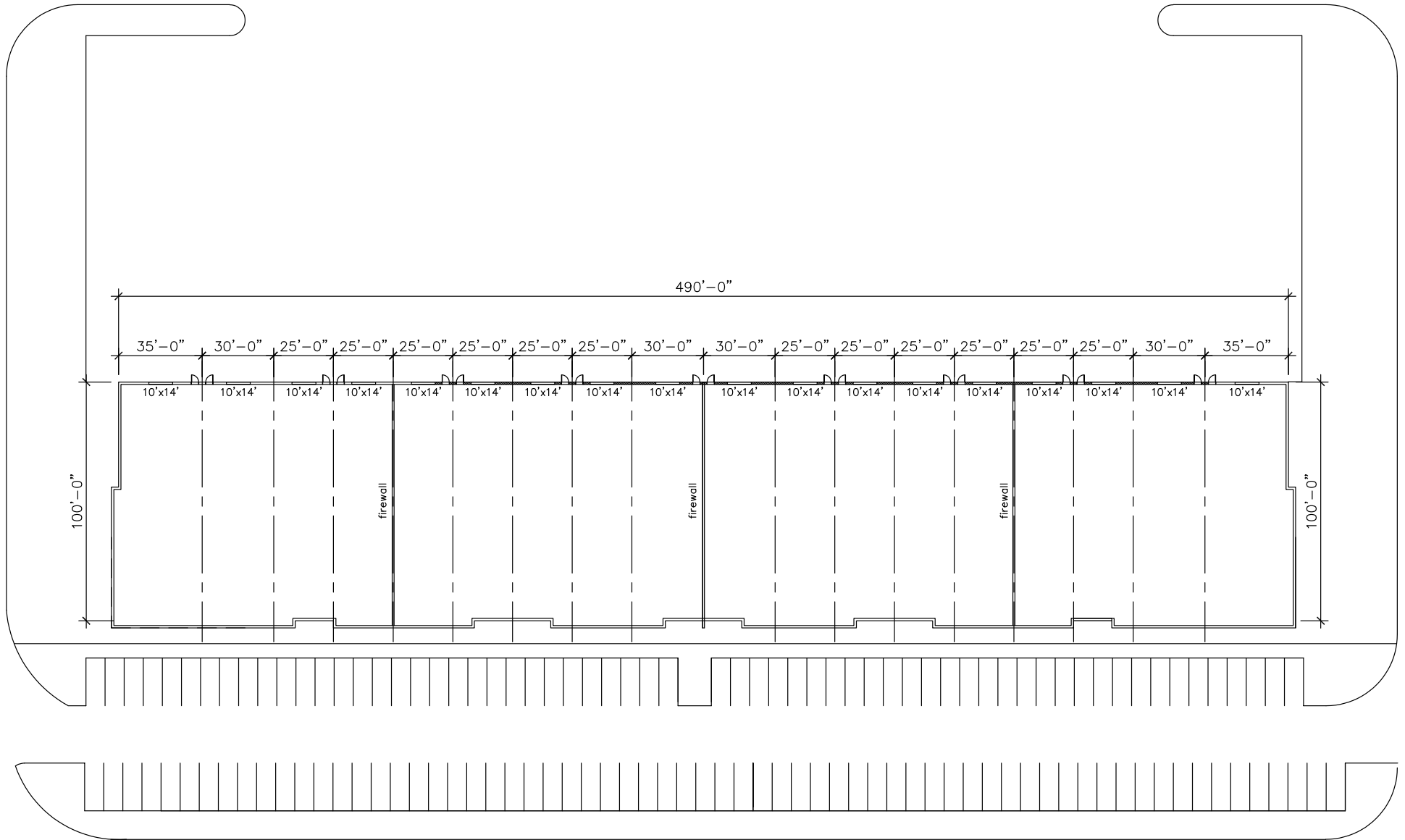


SOUTH LANDING

MCGILLIVRAY BUSINESS PARK



FLOOR PLAN



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