

# BAYS STARTING AT 2,500 SF | AVAILABLE FALL 2024



## INDUSTRIAL FLEX SPACE FOR LEASE 3000 MCCREARY ROAD

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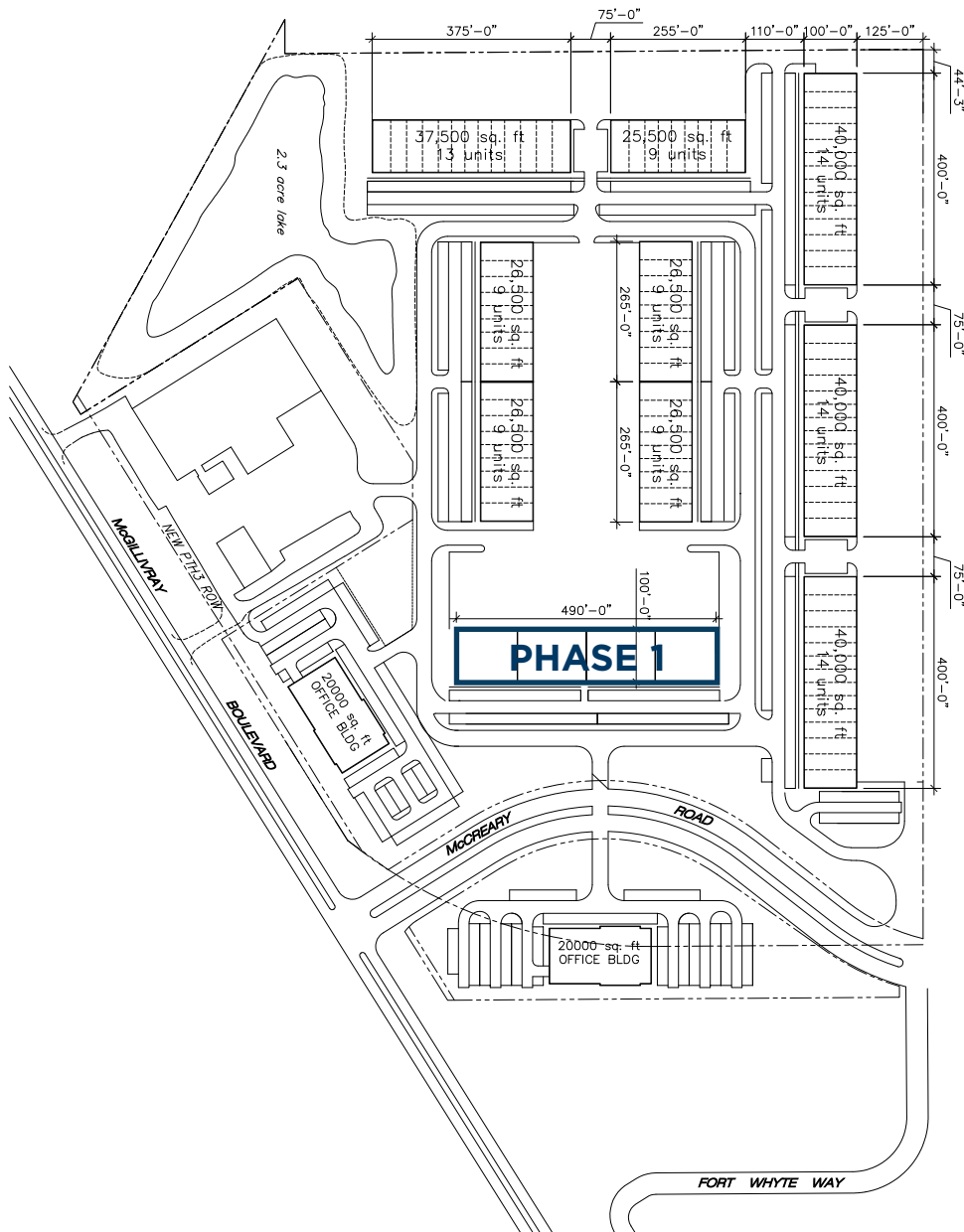
## PROPERTY HIGHLIGHTS

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 McDonald
- 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
- Ready for occupancy fall 2024



# FUTURE DEVELOPMENT



## BASE BUILDING SPECIFICATIONS

<b>Walls &amp; Flooring</b>	<ul style="list-style-type: none"> <li>Insulated to R20</li> <li>Smooth trowelled concrete floor slab designed to support a distributed surcharge load of 1,500 lbs. per sq. ft.</li> </ul>
<b>Roof</b>	<ul style="list-style-type: none"> <li>Insulated to R30</li> </ul>
<b>HVAC</b>	<ul style="list-style-type: none"> <li>Rooftop HVAC unit to heat / cool 50% of space and gas fired unit heater per bay</li> </ul>
<b>Electrical Panel</b>	<ul style="list-style-type: none"> <li>A power supply will be brought to the premises up to and including an empty distribution panel</li> <li>3 Phase 347/600 Volt, 800 Amp main with 70 Amp 347/600 Volt, 3 Phase 4 Wire electrical service per bay</li> </ul>
<b>Data</b>	<ul style="list-style-type: none"> <li>An empty conduit will be provided</li> </ul>
<b>Plumbing</b>	<ul style="list-style-type: none"> <li>Domestic water supply and capped drain line provided for each bay</li> </ul>
<b>Lighting</b>	<ul style="list-style-type: none"> <li>Up to 50% LED warehouse lighting shall be provided</li> </ul>



# AERIAL MAP



OUTLET COLLECTION

SEASONS OF TUXEDO

IKEA

LINDEN WOODS

LINDEN RIDGE

WEST FORT GARRY INDUSTRIAL

3000 MCCREARY ROAD



SOUTH LANDING

MCGILLIVRAY BUSINESS PARK

MCCREARY RD

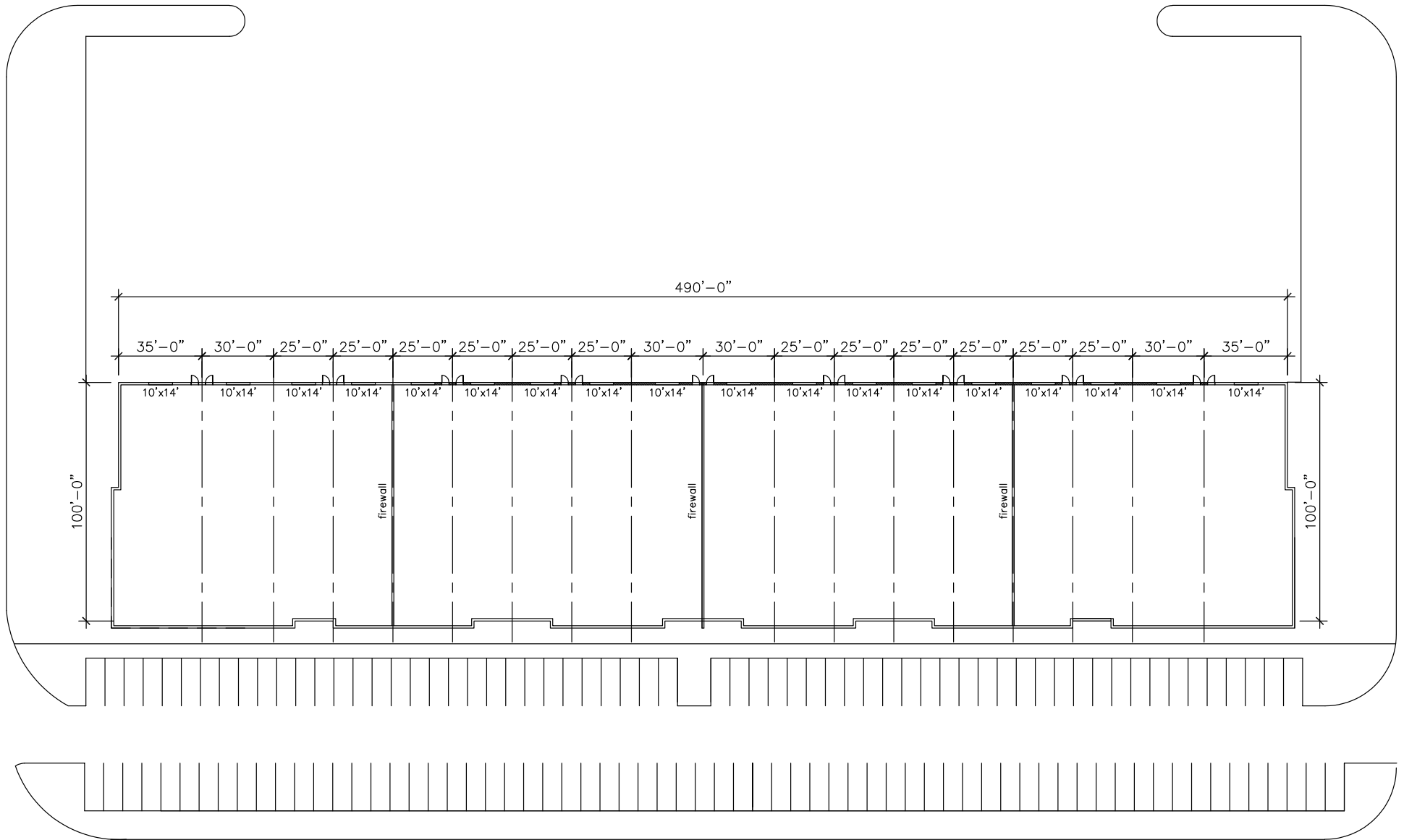
MCGILLIVRAY BLVD

KENASTON BLVD





# FLOOR PLAN



# AVAILABLE FALL 2024 | NOW PRE-LEASING



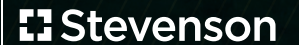
## CONTACT

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