



FOR SUBLEASE

348 Saulteaux Crescent



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INDUSTRIAL FOR SUBLEASE

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(+/-) 5,220 sf Available

PROPERTY HIGHLIGHTS

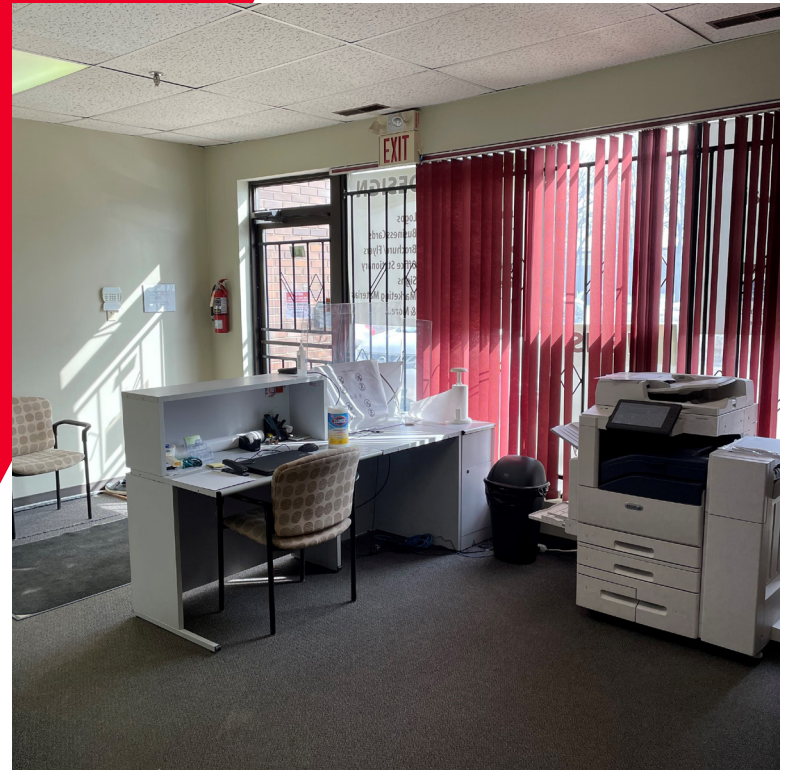
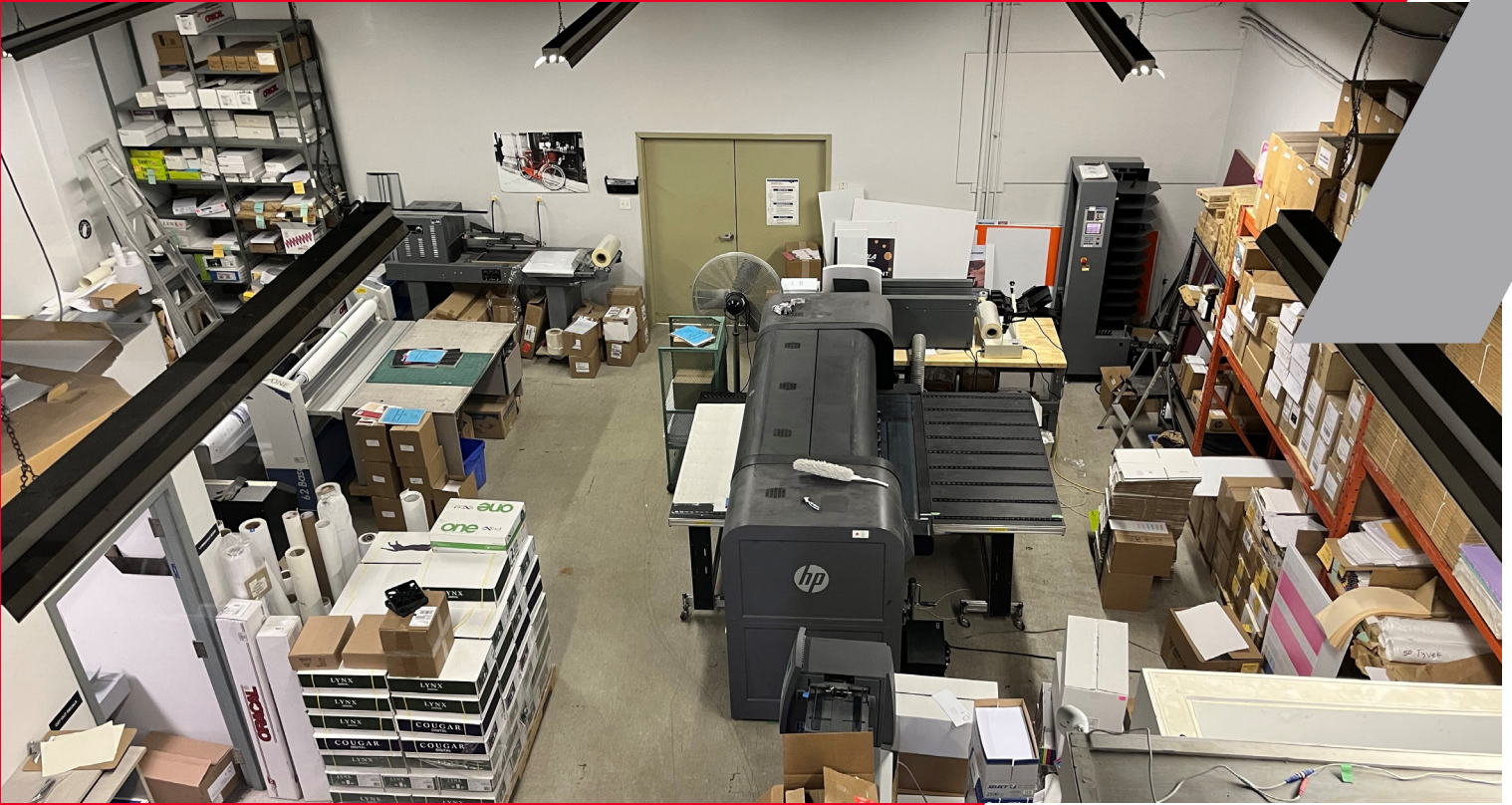
- Located in Murray Industrial Park, situated on the corner of Murray Park Road & Saulteaux Crescent
- In close proximity to major trucking routes, CentrePort and the Winnipeg Richardson International Airport
- (+/-) 18' clear ceiling height
- Front section includes boardroom, 2 offices and 2 washrooms
- 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
- Available for occupancy July 1, 2022
- Lease Expires January 31, 2024

Lease Rate: \$6.25 psf Net

CAM & Tax: \$4.61 psf (2022 est.)

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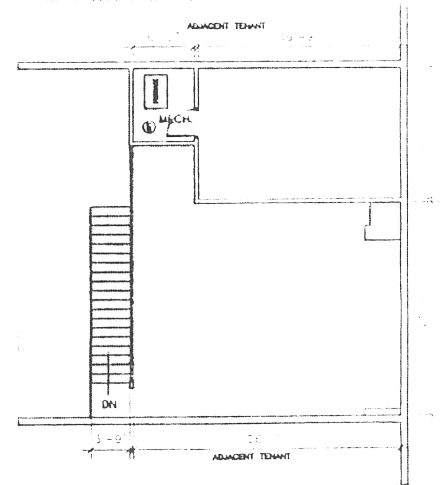
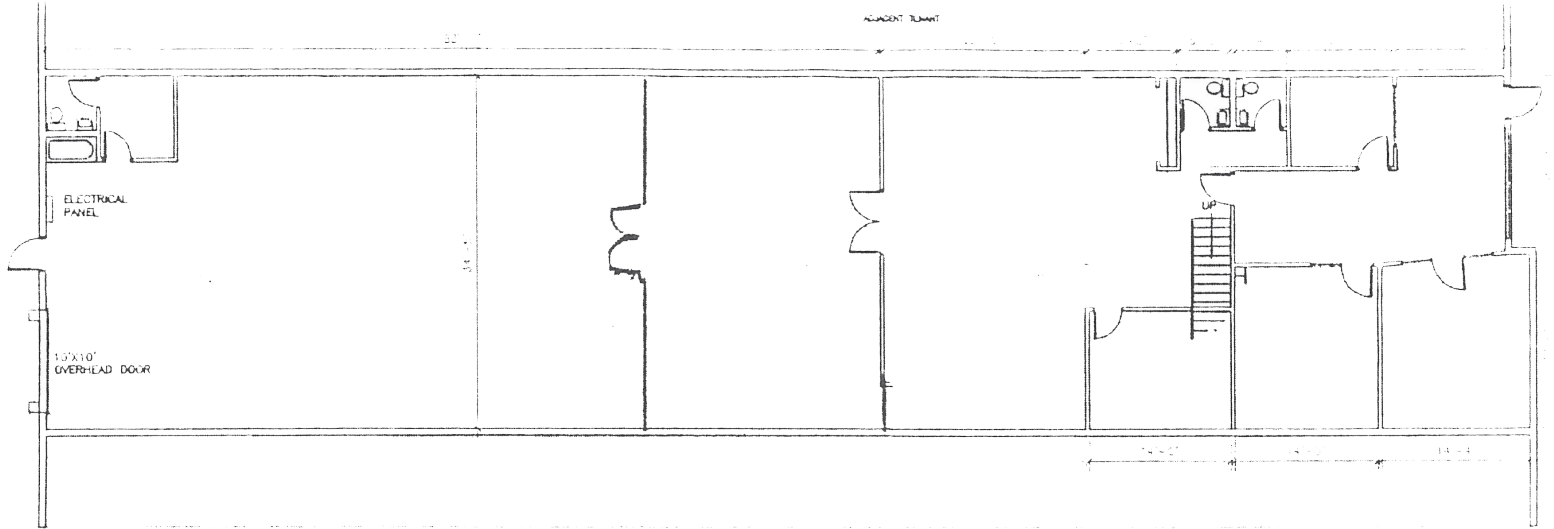
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