

COMING TO MARKET

Multi-Tenant Flex Industrial Space For Lease | Available Q3/Q4 2027

200 - 3000 McGillivray Boulevard, RM of MacDonald, Manitoba

Rendering shown for illustrative purposes only and subject to change.



ML
ZONING



PYLON
SIGNAGE



UP TO +/- 16,000 SF
INDUSTRIAL



POTENTIAL
COMPOUND AREA

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SITE PLAN



204.474.2000

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PROPERTY SUMMARY

Available	+/- 1,600 to +/- 16,000 SF
Possession	Q3 2027
Net Lease Rate	TBD
Additional Rent (2025 est.)	TBD
Zoning	ML - Industrial Light

*plus management fee

LOCATION

- Nearby the Southland Business Park.
- Costco and many other amenities situated in Kenaston Crossing Mall.
- Minutes away from Linden Woods, Whyte Ridge, Linden Ridge, and Charleswood neighbourhoods.
- In close proximity to McGillivray Business Park and the 3000 McCreary Road development.

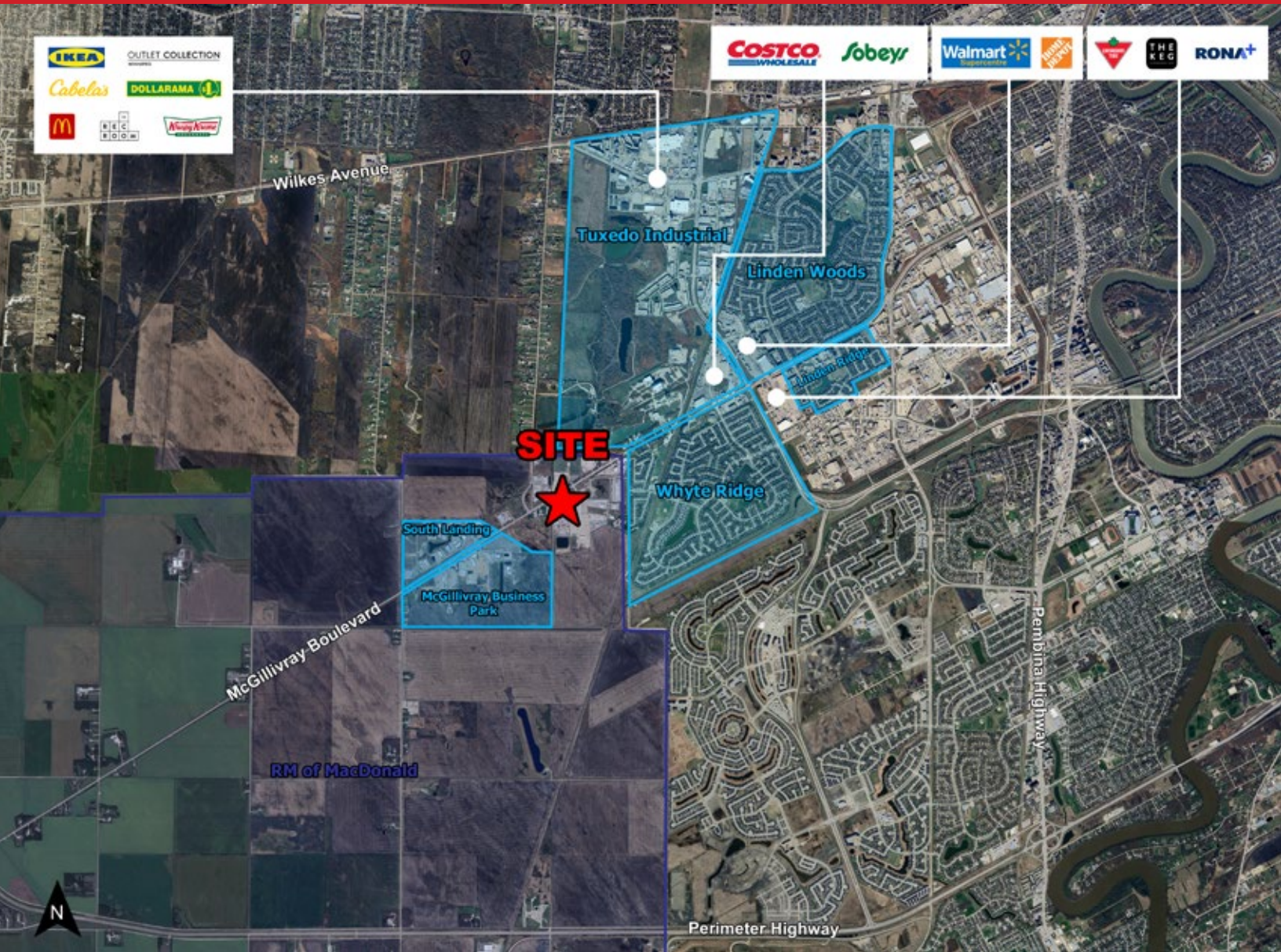
FEATURES

- Flex industrial site with potential compound area within the RM of MacDonald
- Bay size 64' x 25' - 1,600 SF
- Ceiling height +/- 24'
- 60 parking stalls for staff and clients.
- Infrared unit heaters in warehouse
- Heating and cooling in office area
- Pylon signage available.
- Multi-level glazing allowing for an abundance of natural light.
- Grade level loading (sizes can be determined based on tenant requirements)
- Dock may be added if required



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FOR MORE INFORMATION, PLEASE CONTACT:

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