

FOR LEASE

Multi-Tenant Flex Industrial Space in RM of MacDonald

Unit 101 - 3000 McGillivray Boulevard, RM of MacDonald, Manitoba



**ML
ZONING**



**PYLON
SIGNAGE**



**5,048 SF
INDUSTRIAL**



**POTENTIAL
COMPOUND AREA**

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SITE PLAN



204.474.2000

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PROPERTY SUMMARY

Available	+/- 2,000 SF +/- 5,048 SF (Up to +/- 7,186 SF)
Possession	May 1, 2025
Net Lease Rate	\$16.95/SF
Additional Rent (2025 est.)	\$4.95/SF*
Zoning	ML - Industrial Light

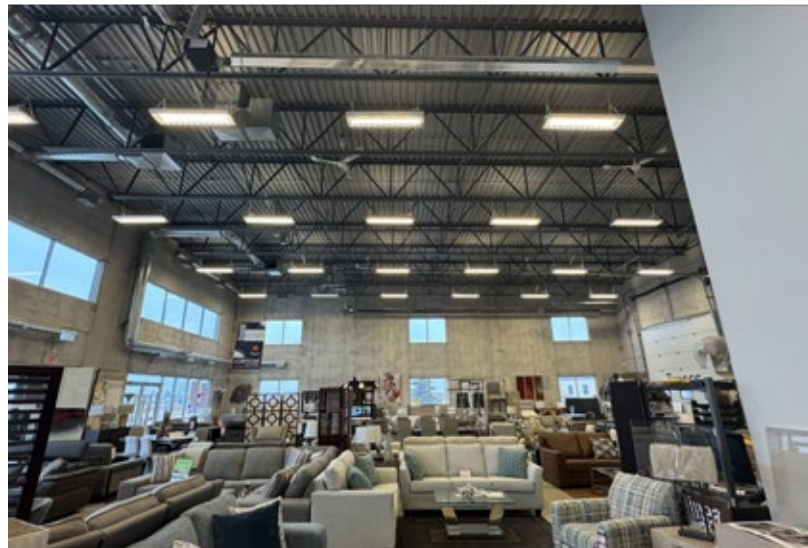
*plus management fee

FEATURES

- Ceiling height +/- 19'.
- Ample parking available in the front for staff and clients.
- Compound area available in the back.
- Infrared unit heaters in warehouse.
- Heating and cooling in office area (3x2 Ton HVAC).
- Pylon signage available.
- Showroom, private offices, and staff area.
- Multi-level glazing allowing for an abundance of natural light.
- 100 amps per unit, 3 phase 120/208.
- Three grade loading doors.

LOCATION

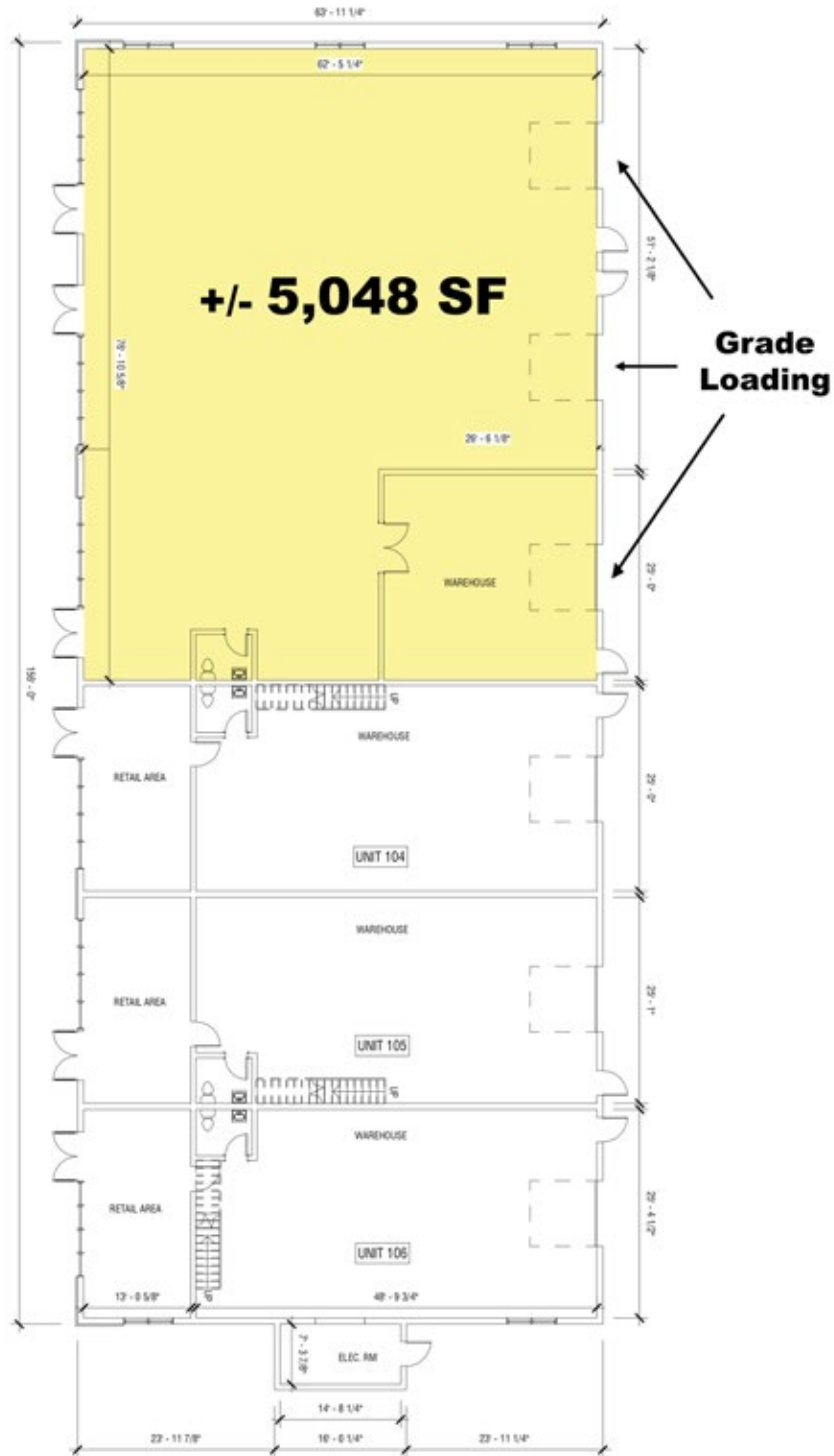
- Flex industrial site with potential compound area within the RM of MacDonald.
- Nearby ementities in the Southlanding Business Park.
- Costco and many other amenities situated in Kenaston Crossing Mall.
- Frontage to McGillivray Boulevard.
- Minutes away from Linden Woods, Whyte Ridge, Linden Ridge, and Charleswood neighbourhoods.
- In close proximity to McGillivray Business Park and the 3000 McCreary Road development.



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FLOOR PLAN

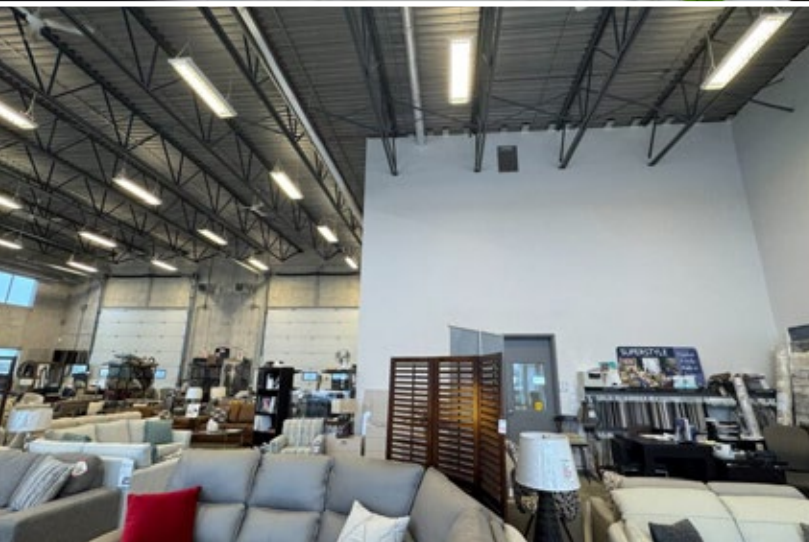


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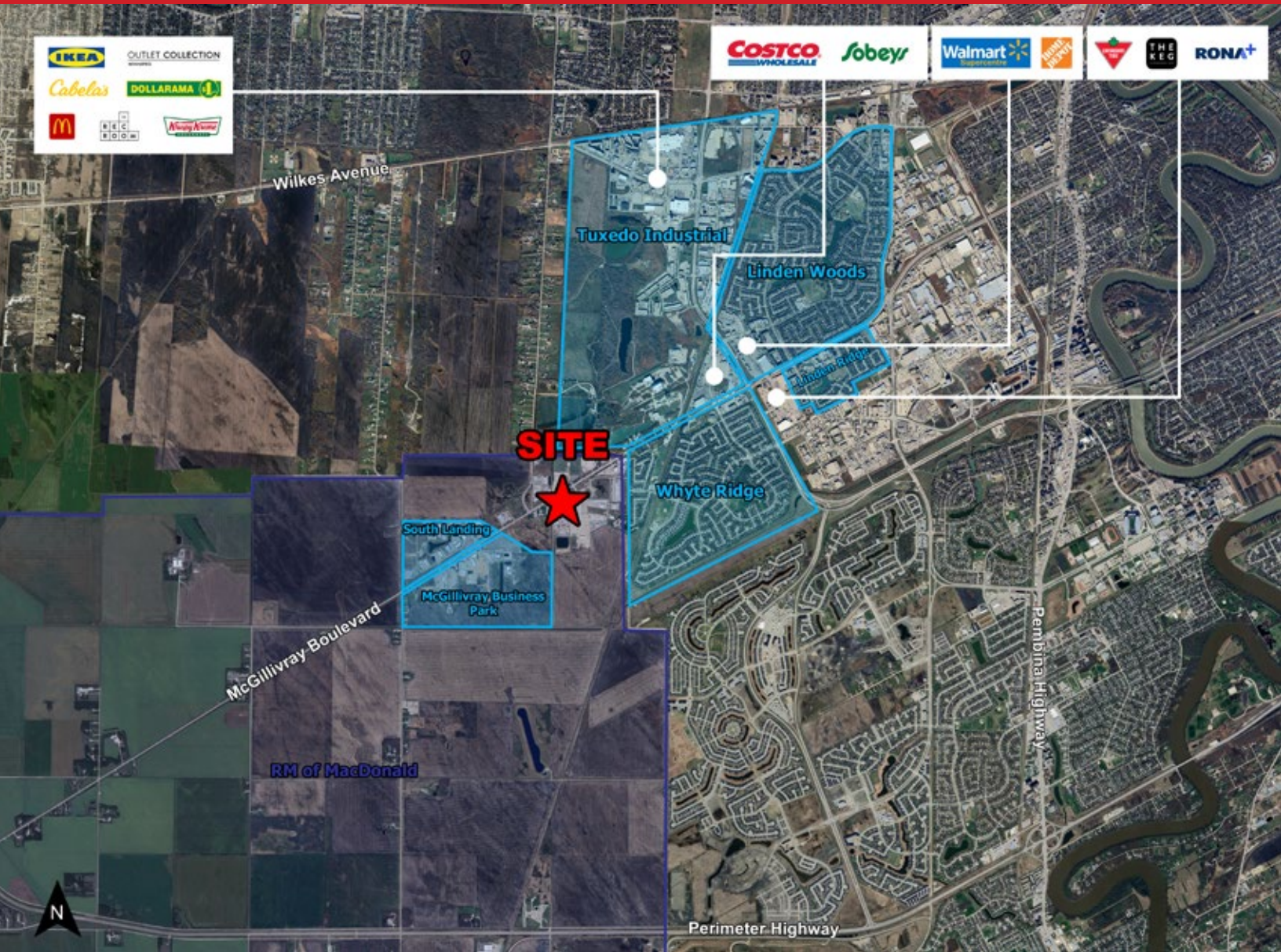
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FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

Succeeding by Helping Others Succeed



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