

# 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**

[www.shindico.com](http://www.shindico.com)

**Shindico**



# FOR LEASE

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

## SITE PLAN



204.474.2000

**Shindico**



# FOR LEASE

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

## PROPERTY SUMMARY

Available	+/- 5,048 SF (Up to +/- 7,186 SF)
Possession	May 1, 2025
Net Lease Rate	\$19.00/SF
Additional Rent (2025 est.)	\$4.95/SF*
Zoning	ML - Industrial Light

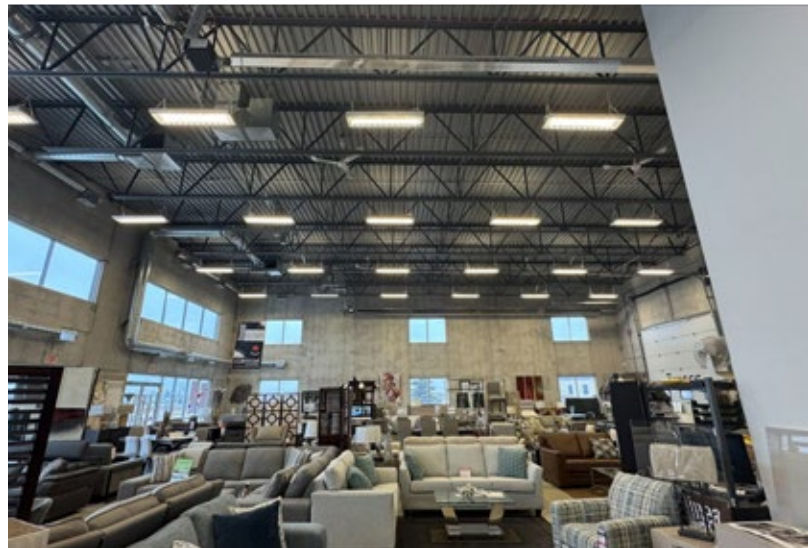
\*plus management fee

## 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

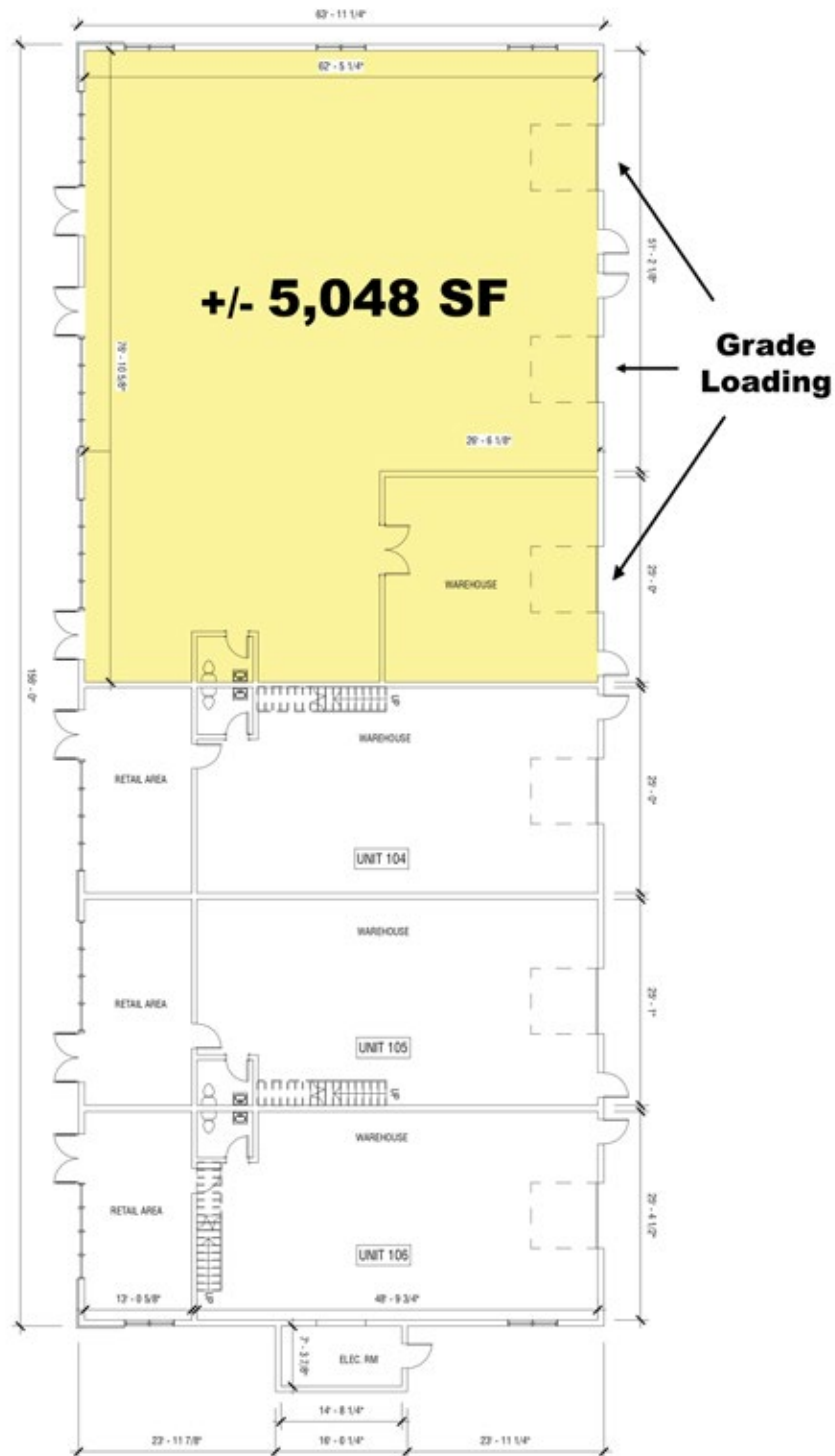
- Flex industrial site with potential compound area within the RM of MacDonald.
- Nearby ementities in the Southlanding Business Park.
- Costco and many other amenities situated in Kenaston Crossing Mall.
- Frontage to McGillivray Boulevard.
- Minutes away from Linden Woods, Whyte Ridge, Linden Ridge,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



# FOR LEASE

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

## FLOOR PLAN



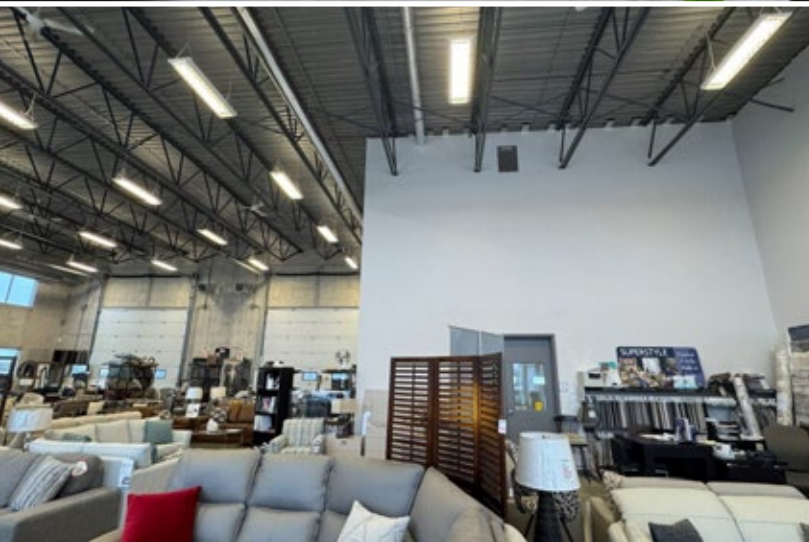
204.474.2000

**Shindico**



# FOR LEASE

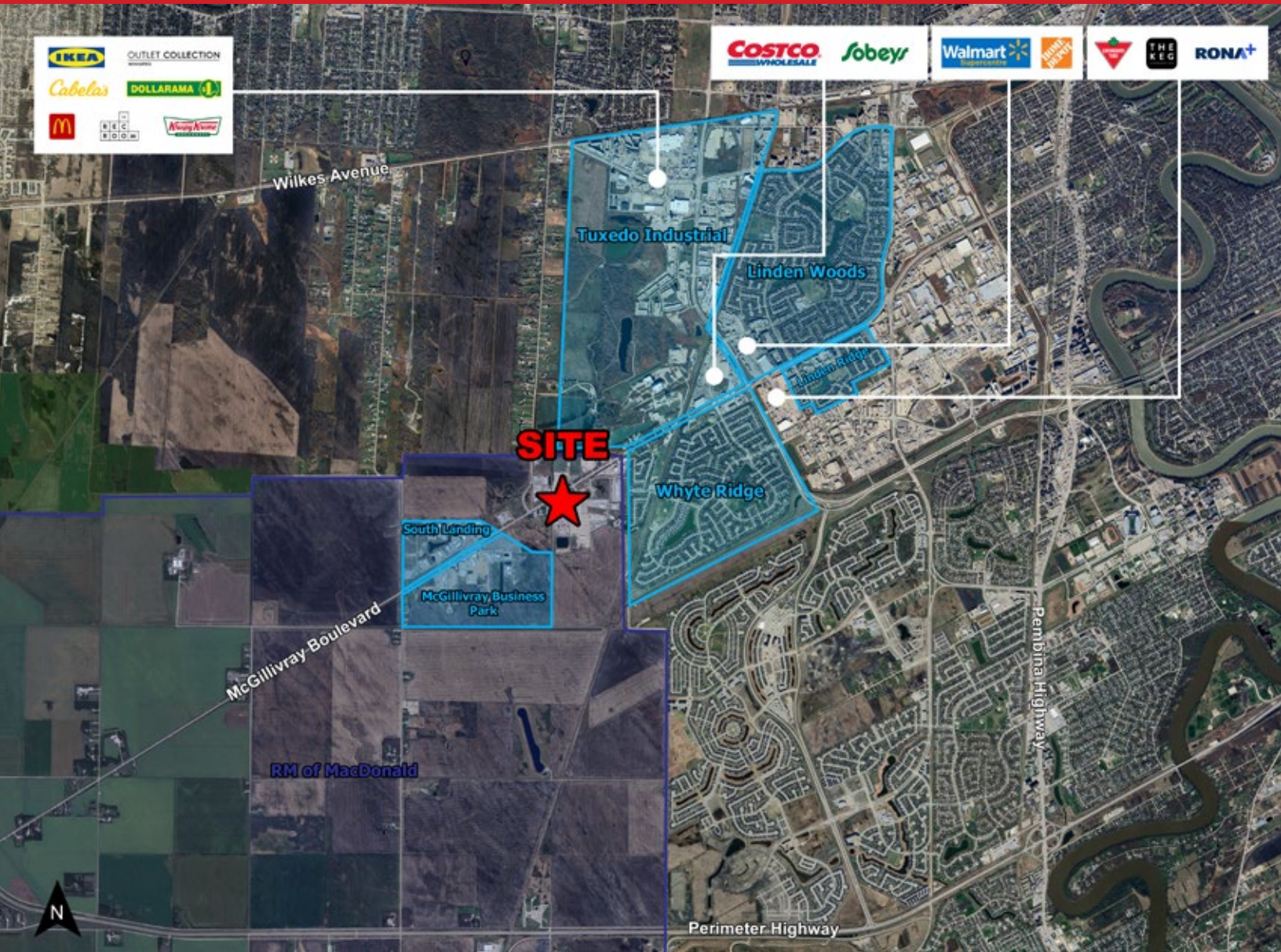
Unit 101 - 3000 McGillivray Boulevard, RM of MacDonald, Manitoba





# FOR LEASE

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



FOR MORE INFORMATION, PLEASE CONTACT:

**Robert Scaletta**

Senior Vice President, Industrial  
P (204) 928-8242  
C (204) 223-9777  
[rscaletta@shindico.com](mailto:rscaletta@shindico.com)

**Mark Scaletta**

Vice President, Industrial  
P (204) 928-8223  
C (204) 510-3754  
[mscaletta@shindico.com](mailto:mscaletta@shindico.com)

**Murray Goodman**

Senior Vice President, Industrial & Investment  
P (204) 928-8228  
C (204) 990-4800  
[mgoodman@shindico.com](mailto:mgoodman@shindico.com)

**Shindico Realty Inc.**

200-1355 Taylor Avenue  
Winnipeg, Manitoba R3M 3Y9  
P (204) 474-2000  
[inquire@shindico.com](mailto:inquire@shindico.com)  
[www.shindico.com](http://www.shindico.com)



## Shindico

*Succeeding by Helping Others Succeed*



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

The accuracy of the information set out herein has not been confirmed, and Shindico Realty Inc. and its affiliates make no representations or warranties as to the accuracy of the information and assumes no responsibility for errors or omissions. The recipient is responsible to verify the accuracy of any information and bears all risk related to any inaccuracies. 030725