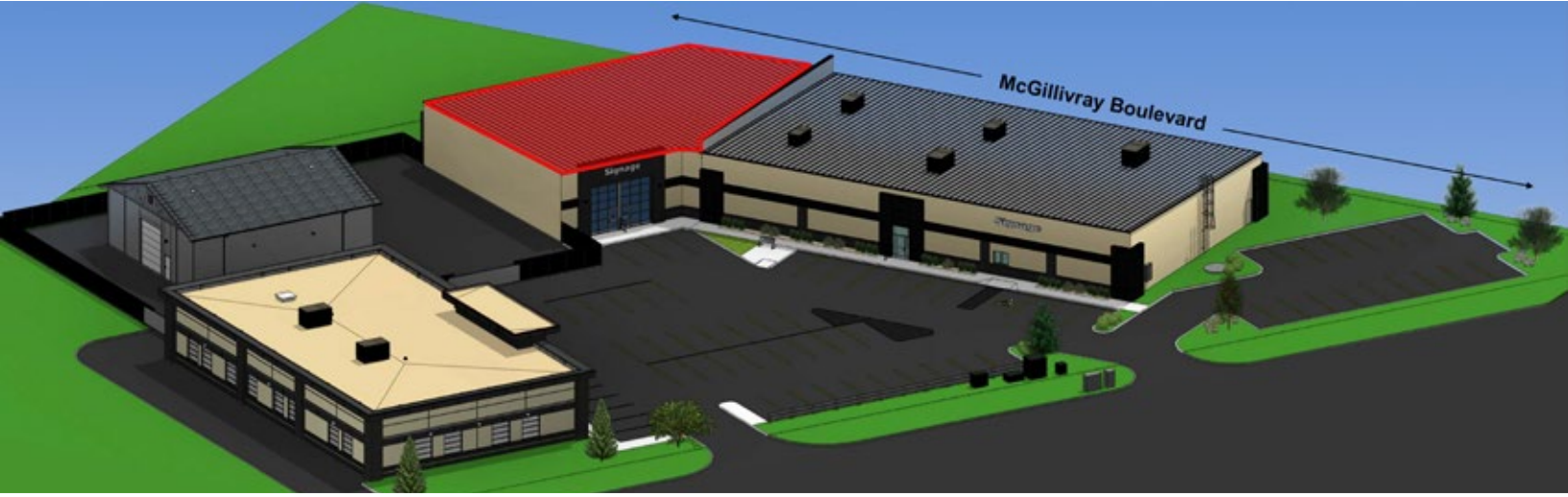


FOR LEASE

New Flex Building in the Fort Whyte Business Park

Unit 2, 505 Fort Whyte Way, RM of MacDonald, Manitoba

INDUSTRIAL STRENGTH



**DOMINANT
SIGNAGE**



**GREAT
ACCESS**



**CLOSE TO
TRANSPORTATION
ROUTES**



**AMPLE
PARKING**

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FOR LEASE

Unit 2, 505 Fort Whyte Way, RM of MacDonald, Manitoba



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FOR LEASE

Unit 2, 505 Fort Whyte Way, RM of MacDonald, Manitoba

PROPERTY SUMMARY

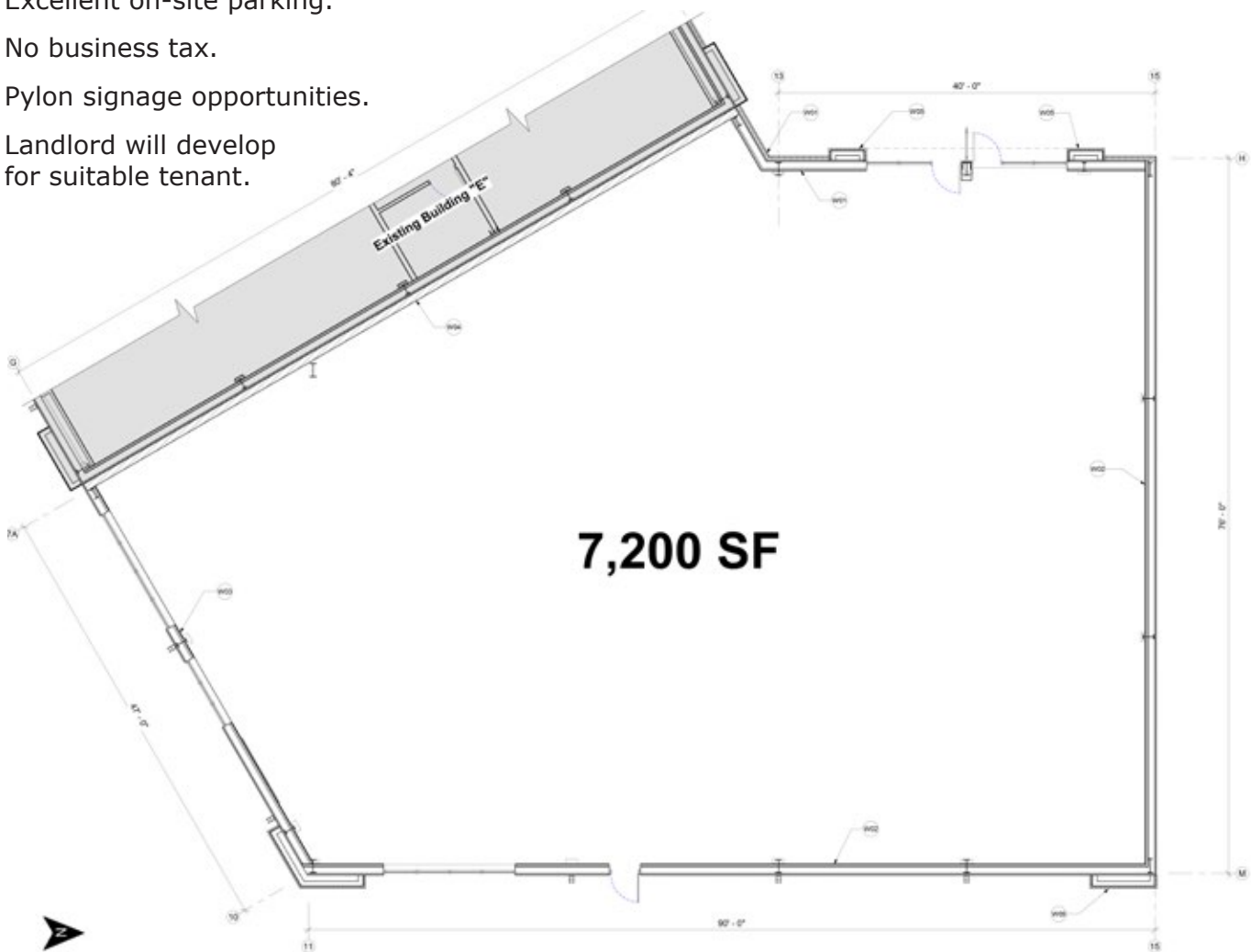
Space Available	7,200 SF
Mezzanine (approx.)	500 SF
Lease Rate	TBD
Additional Rent (est. 2019)	\$4.95/SF (plus 5% management fee)
Zoning	M2 - Industrial Light Zone

FEATURES

- Excellent on-site parking.
- No business tax.
- Pylon signage opportunities.
- Landlord will develop for suitable tenant.

LOCATION

- Located in Fort Whyte Business Park.
- South of Fort Whyte Alive and in close proximity to many retail amenities located at Kenaston Boulevard and McGillivray Boulevard.
- Located on a major truck route with access to the Perimeter Highway and Trans Canada Highway.
- Convenient access to Southwest Winnipeg and surrounding rural area.
- Construction slated to start Q2 2020, with tenant fit-ups for Q4 2020.



FOR LEASE

Unit 2, 505 Fort Whyte Way, RM of MacDonald, Manitoba



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Shindico

Succeeding by Helping Others Succeed



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