

# FOR LEASE

Industrial Space Available in the Matheson Industrial Park

Unit B - 58 Matheson Parkway, R.M. of Springfield, Manitoba

## INDUSTRIAL STRENGTH



**SIGNAGE**  
OPPORTUNITIES



**GREAT**  
ACCESS



**CLOSE TO**  
TRANSPORTATION  
ROUTES



**COMPOUND**  
SPACE

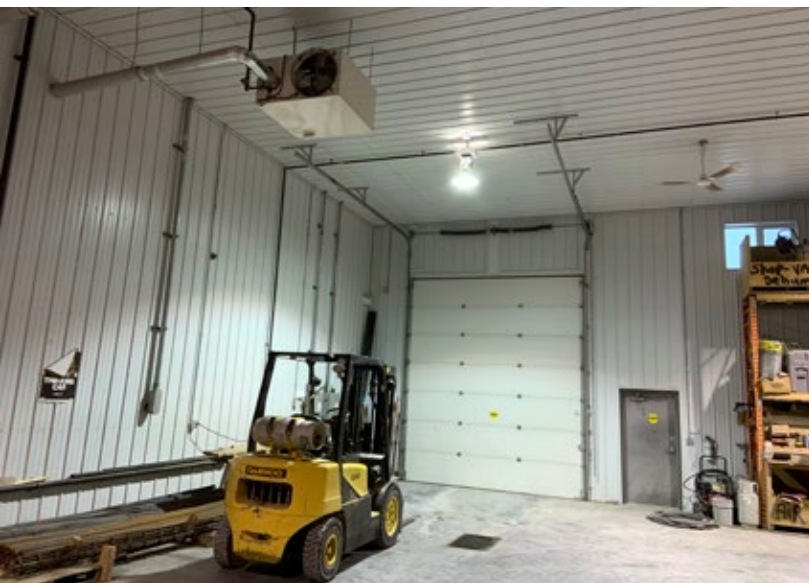
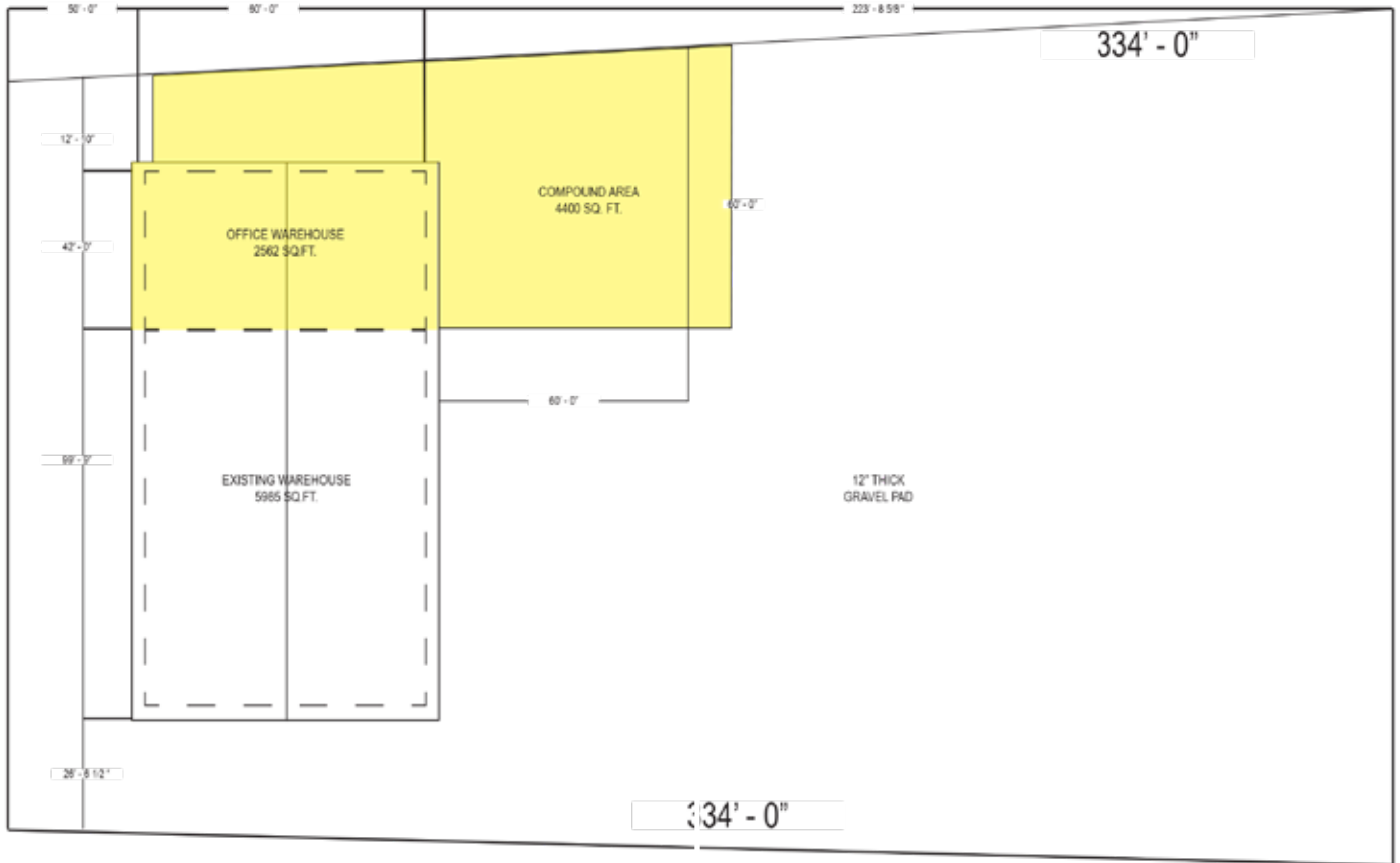
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**Shindico**

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## SITE PLAN



**INDUSTRIAL STRENGTH**

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## PROPERTY SUMMARY

Space Available	2,562 +/- SF
Base Rent	\$9.50/SF
Additional Rent (2021)	\$3.23/SF
Zoning	MG
Ceiling	18' +/-
Loading	2 Garage Doors - 1 x 10' - 1 x 14'

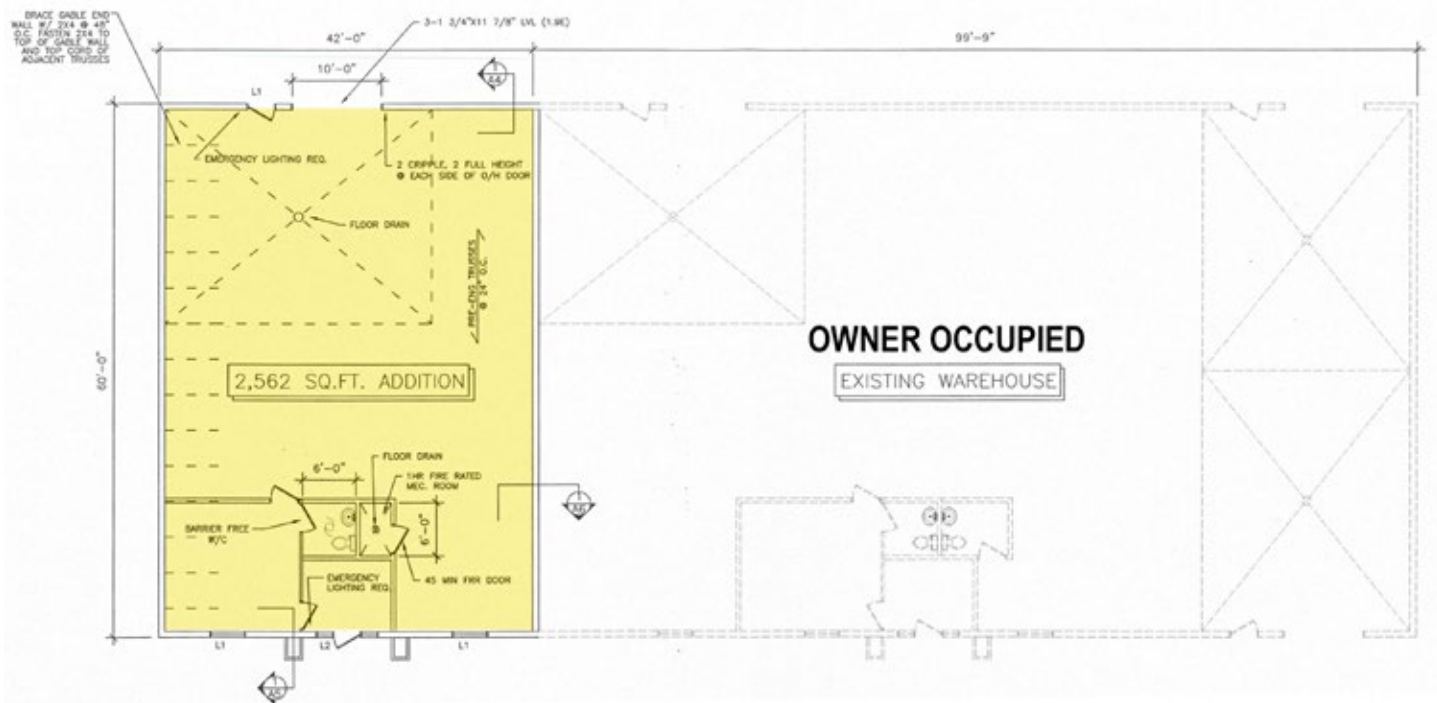
## LOCATION

- New industrial building in the Matheson Industrial park.
- Close proximity to Perimeter Highway.

## FEATURES

- Includes reception area, one private office space, and an additional mezzanine for storage purposes.
- Gas heat in warehouse.
- Gas and hydro separately metered.
- Fenced compound available. 4,400 SF - Can be made larger if required
- Signage possibilities.
- Additional rent to include: taxes, snow removal, building management, and management fee.
- Ideal for small contractor/landscaping companies.
- R28 Insulation Clans / R 60 Roof Metal Roofing
- Floor Drains

## FLOOR PLAN



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FOR MORE INFORMATION, PLEASE CONTACT:

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**CORFAC**  
International



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

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