

FOR SALE/LEASE

Freestanding Industrial Building with Large Compound Area

692 & 696 Discovery Drive, Grande Pointe, Manitoba



MA
INDUSTRIAL
MANUFACTURING



BUILDING
5,944 SF



LAND SIZE
4.51 ACRES



COMPOUND
2.25 ACRES

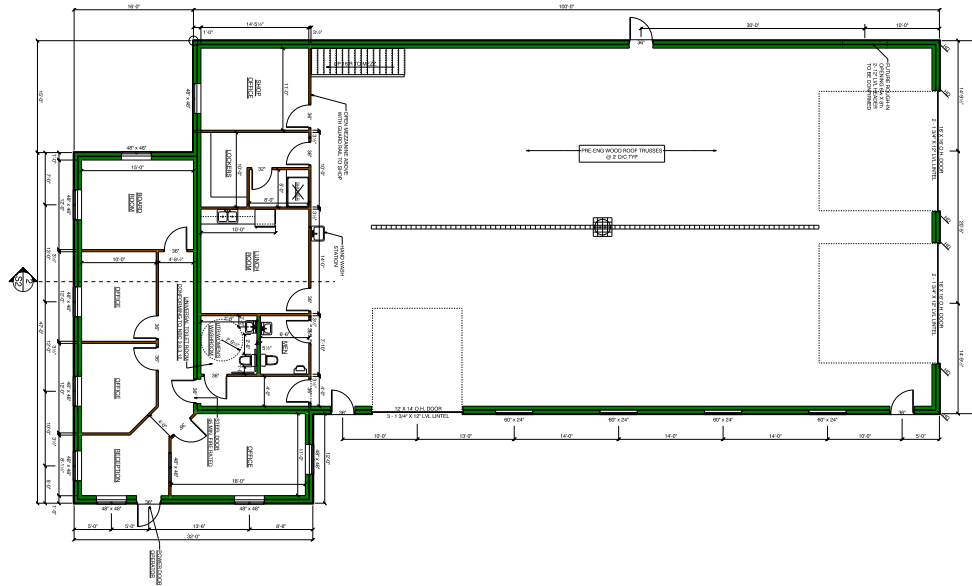
www.shindico.com

Shindico

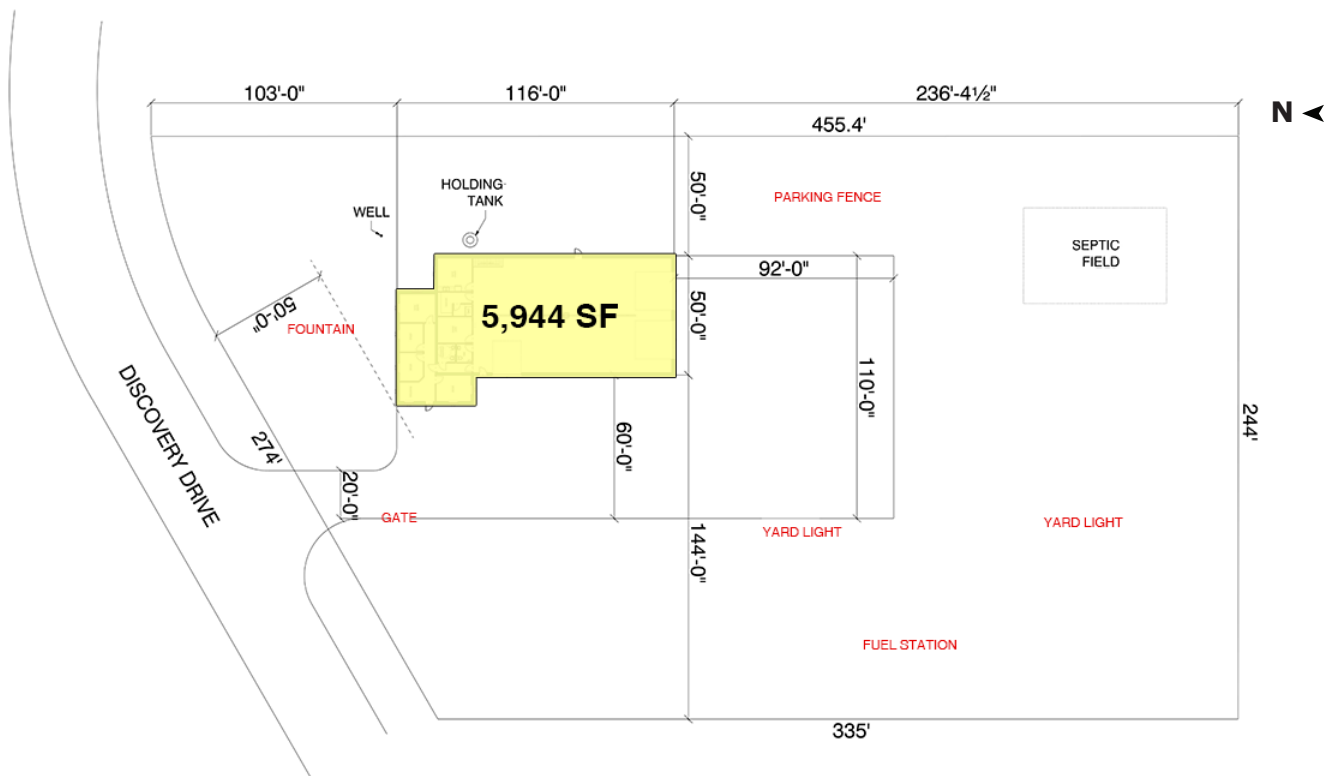
FOR SALE/LEASE

692 & 696 Discovery Drive, Grande Pointe, Manitoba

FLOOR PLAN



SITE PLAN



204.474.2000

Shindico

FOR SALE/LEASE

692 & 696 Discovery Drive, Grande Pointe, Manitoba

PROPERTY SUMMARY

Office	+/- 944 SF
Warehouse	5,000 SF
Mezzanine (Storage)	+/- 700 SF
Total	+/- 5,944 SF

Land Area	4.51 Acres
Asking Price	\$2,500,000
Net Lease Rate	\$22/SF
Property Taxes 2024 (est.)	\$22,337.28
Zoning	MA - Industrial Agricultural
Ceiling Height	+/- 18'
Grade Loading	1 x 14' 2 x 16'

FEATURES

- Built in 2017 - wood frame construction.
- Main floor has approximately 944 SF of private offices, boardrooms, washrooms, and staff area.
- Multiple grade loading doors.
- Fenced compound/with exterior lighting.
- Floor drains.
- Floor Thickness is 6".
- Power is 600Amps 3-Phase.
- Heating and cooling includes in floor heat in office area with additional ductless mini split heat/AC.
- Warehouse has gas fired unit heaters.

LEGAL DESCRIPTION

692 DISCOVERY DRIVE

LOT 16 PLAN 60154

ROLL NUMBER 112430.00

696 DISCOVERY DRIVE

LOT 17 PLAN 60154

ROLL NUMBER 112432.00



LOCATION

- The subject properties are located in the R.M. of Ritchot on the east side of Discovery Drive, within one mile of Provincial Trunk Highway #59 in the Grande Pointe Industrial Acres.
- **St. Adolphe:** Located closest to Winnipeg, St. Adolphe is a rapidly growing community known for its family-friendly atmosphere and community amenities.
- **Ile des Chênes:** East of the Red River is a growing community that combines rural charm with modern amenities. Recent residential growth has attracted families seeking a quieter lifestyle close to Winnipeg, supported by schools, recreation, and local businesses.
- **Ste. Agathe and Grande Pointe:** Peaceful rural communities with growing residential appeal, both offer easy access to Winnipeg—Ste. Agathe via Highway 75 and Grande Pointe just southeast of the city—attracting commuters seeking space and tranquility
- **Ritchot** benefits from an extensive infrastructure network, including Highway 75, a primary trade route connecting Winnipeg to the U.S. border. This accessibility has attracted various small businesses and light industries to the area, fostering economic growth.

FOR SALE/LEASE

692 & 696 Discovery Drive, Grande Pointe, Manitoba

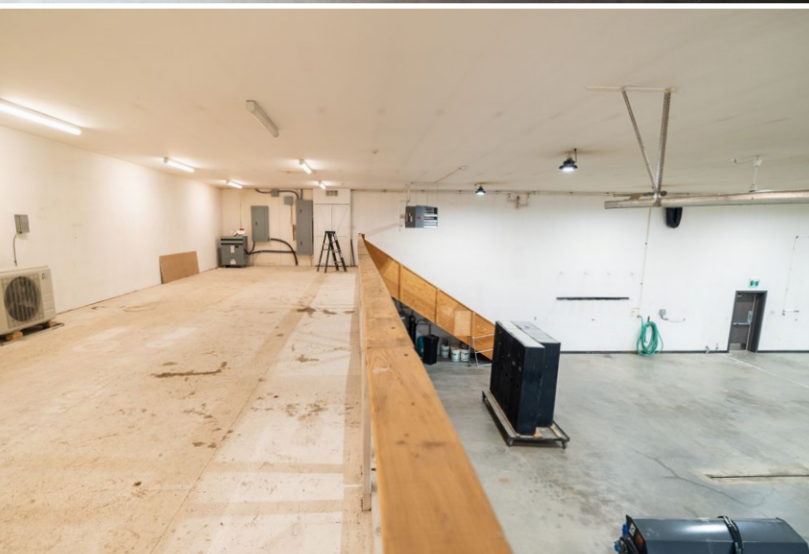


204.474.2000

Shindico

FOR SALE/LEASE

692 & 696 Discovery Drive, Grande Pointe, Manitoba



FOR SALE/LEASE

692 & 696 Discovery Drive, Grande Pointe, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

Mark Scaletta

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

Robert Scaletta

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

Murray Goodman

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

Shindico Realty Inc.

200-1355 Taylor Avenue
Winnipeg, Manitoba R3M 3Y9
P (204) 474-2000
inquire@shindico.com
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. 200625