

FOR LEASE

New Industrial Building

71 Nicola Drive, Headingley, Manitoba



**DOMINANT
SIGNAGE**



**GREAT
ACCESS**



**AMPLE
PARKING**

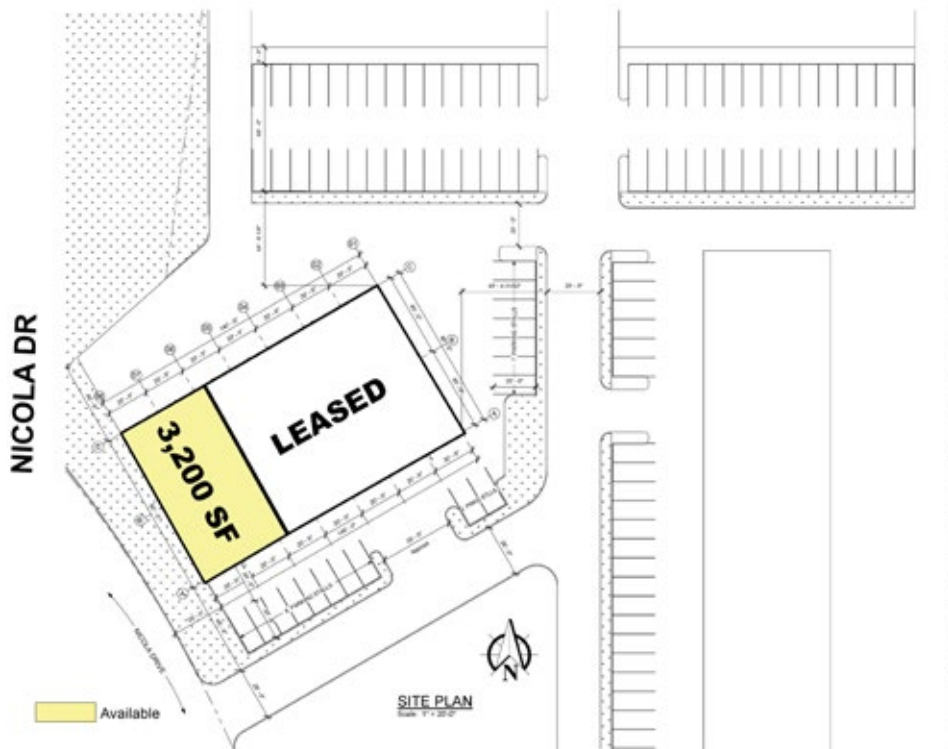
www.shindico.com

Shindico

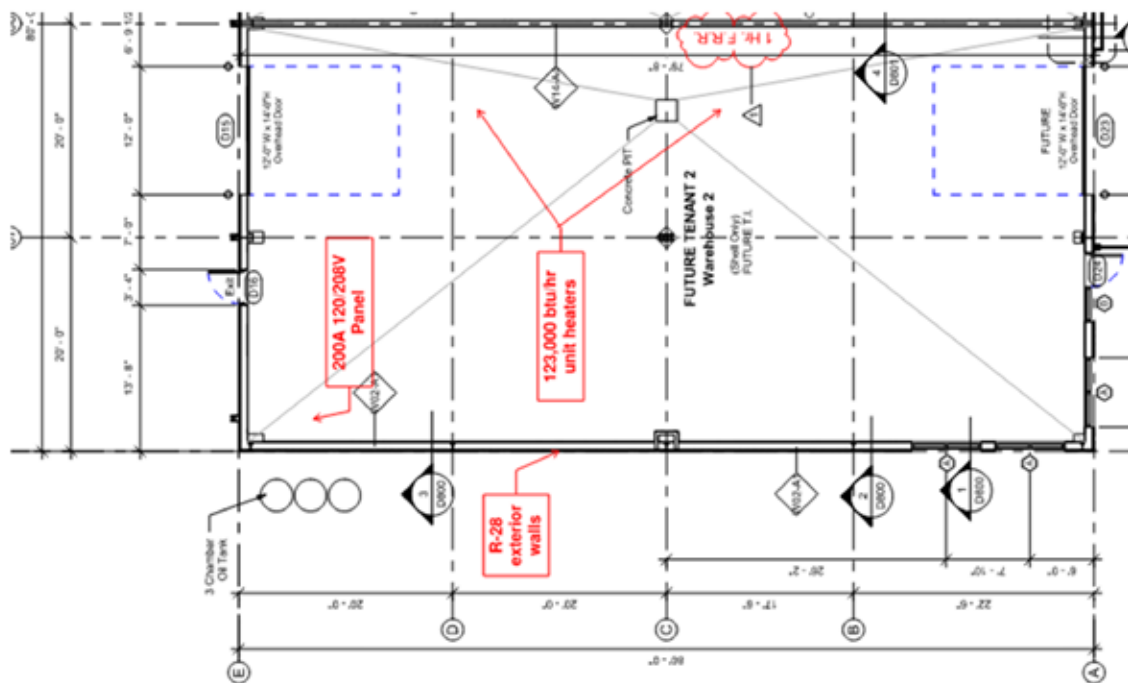
FOR LEASE

71 Nicola Drive, Headingley, Manitoba

SITE PLAN



LAYOUT PLAN



Exclusively Marketed By: Ian Corbett*

*Services provided by Ian Corbett Personal Real Estate Corporation

Direct: (204) 928-8231 | Cell: (204) 688-7653 | Email: icorbett@shindico.com

Shindico

FOR LEASE

71 Nicola Drive, Headingley, Manitoba

PROPERTY SUMMARY

Building Size	11,200 SF (+/-)
Available	3,200 SF (+/-)
Net Rent	\$12.95/SF/Annum
Property Taxes / CAM* (est.)	\$5.00/SF/Annum
Zoning	Industrial

Available Q2 - 2023

*plus management fee

BUILDING FEATURES

- Mechanical: 2 - 123,000 btu/hr unit heaters
- Electrical: 200A - 120/208V panel
- Architectural:
 - R-28 exterior wall with exposed girts allowing for future electrical rough in.
 - R-35 roof system.
 - Thermal broken window frames with dual pane low e argon glazing.
 - 12'w x 14'h overheard door at the rear, with the option to add a matching door at the front.
 - 6" steel stud demising wall with 1 hour fire rating and sound insulation.
- Structural: 5" concrete slab on compacted limestone base (as per geotechnical soils report).

HEADINGLEY

- Due to its proximity to Winnipeg, Headingley offers big city amenities and services, yet it provides its residents with a slower-paced intimate community life.
- Headingley is close distance to retail malls, and a variety of professional services.
- Low property tax and no business tax makes it a very attractive place to do business.

LOCATION

- Prime location in the Headingley Business Park.
- Situated between two controlled intersections with easy access to the Trans Canada Highway.
- Minutes west of Perimeter Highway.
- Businesses in the area: A&W, AMC Foam Technologies, Marmon Keystone, Canoak Flooring, New Generation Homesv , Matix Lumber, King's Services, Sovema, Thunder Rapids, Winnipeg Collision Center, Access Credit Union, Can Am RV, Husky/Esso Truck Stop, Winnipeg West Auto, Valard Construction and Headingley Sports Centre, Headingley Grill, Nick's Inn, Red River Co-op.

Exclusively Marketed By: Ian Corbett*

*Services provided by Ian Corbett Personal Real Estate Corporation

Direct: (204) 928-8231 | Cell: (204) 688-7653 | Email: icorbett@shindico.com

Shindico

FOR LEASE

71 Nicola Drive, Headingley, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

Exclusively Marketed By: Ian Corbett*

*Services provided by Ian Corbett Personal Real Estate Corporation

P (204) 928-8231

C (204) 688-7653

icorbett@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.050823