

# FOR LEASE

New Industrial Building Available Minutes from Winnipeg

9 Fast Lane, Headingley, Manitoba



**CLOSE TO  
TRANSPORTATION  
ROUTES**



**EXCELLENT  
FRONTAGE**



**SIGNAGE  
OPPORTUNITIES**

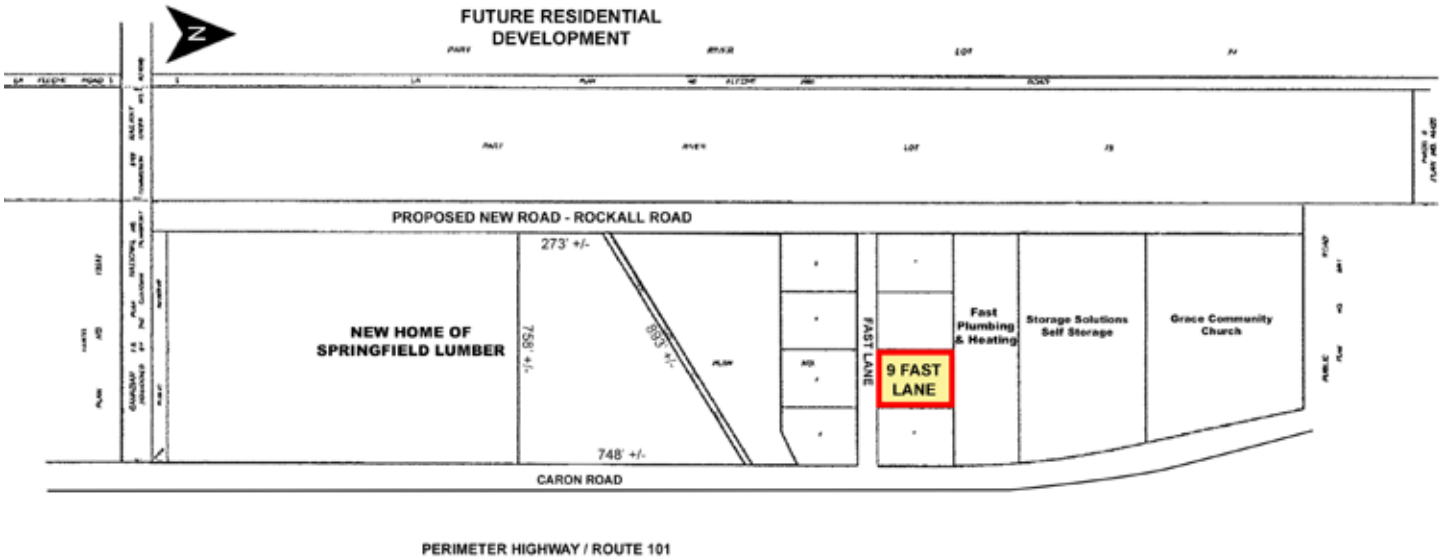
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## SITE PLAN



## FLOOR PLAN



Exclusively Marketed By: Ian Corbett  
Direct: (204) 928-8231 - Cell: (204) 688-7653  
Email: icorbett@shindico.com

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## PROPERTY SUMMARY

<b>Available</b>	<b>Immediately</b>
Unit Sizes	Unit 1: 2,806 +/- SF Mezzanine: Approx. 725 +/- SF
Rental Rate	\$12.95/SF/Annum
Additional Rent (est.)	TBD
Parking	9 Stalls
Zoning	IB - Industrial Business Zone
Heating	Gas Radiant Heaters
Office Heating	Rooftop-HVAC
Ceiling Height	18 - 20 ft.
Loading	Grade OH Doors - 12 ft. x 14 ft. with concrete apron
Power	150 Amp/120/208 Volts - 3 Phase
R-Value	Roof R40, Wall R30
Lighting	T5

\*the Lessee is responsible for confirming the accuracy of size and any other information herein during it's due diligence

## DEMOGRAPHICS

	<b>5 km. Radius</b>	<b>10 km. Radius</b>
Total Population	50,059	138,669
Households	19,997	54,953
Median Age	44.2	42.6
Avg. Household Income	\$127,946	\$125,445

Source: Environics Analytics ©2020

## FEATURES

- Pre-engineered steel structure with front & side glazing.
- Unit includes floor drain, washrooms roughed in & separate meters for each space.
- Compound available.
- Excellent exposure & frontage to Perimeter Highway.
- Services available - sewer & water, hydro, gas, telephone.
- Service road access and new road (Rockall Road) planned for west side of development.
- No business tax.
- Situated west of the Perimeter Highway and south of Roblin Boulevard.
- Businesses in the area: Fast Plumbing & Heating, Springfield Lumber, Storage Solutions Self Storage, Pioneer Window & Door, BASF, Springfield Lumber, Superb Construction & Equipco Ltd.

## POTENTIAL USES

- Warehouse
- Contractor
- Light Industrial
- Manufacturing
- Offices
- Automotive

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FOR MORE INFORMATION, PLEASE CONTACT:

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## Shindico

*Succeeding by Helping Others Succeed*



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

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