

INDUSTRIAL FOR LEASE

21 John Hiebert Drive RM of Springfield

(+/-) 1,500 - 3,000 sf Available

Ryan Munt

Executive Vice President

*Ryan Munt Personal Real
Estate Corporation*

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**CUSHMAN &
WAKEFIELD**
Winnipeg



Stevenson

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Industrial bays 4 minutes from the Perimeter Highway

PROPERTY HIGHLIGHTS

- Situated just east of the City of Winnipeg and 2 minutes from Dugald Road and 4 minutes from the Perimeter Highway
- Each unit has 1 - 14'x14' grade loading door
- Floor drain in each unit

COMPOUND SPACE AVAILABLE

Unit	SF	Loading	Base Rent	CAM/TAX
104-105	3,000	3 Grade	\$1,750/month	\$375/month
203	1,500	1 Grade	\$1,750/month	\$375/month

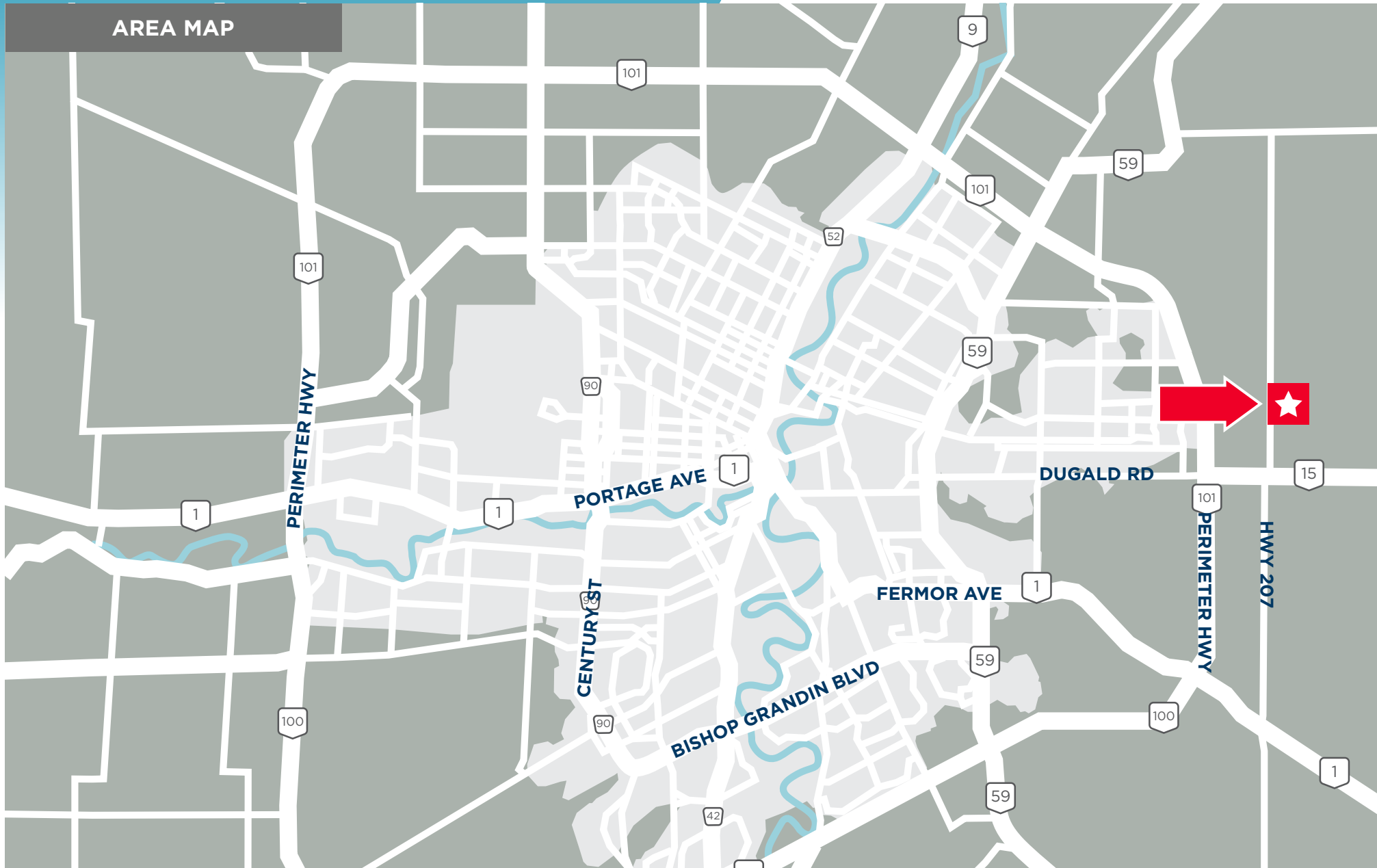


Lease Rate: Starting at \$1,750 Per Month

CAM & Tax: \$375 Per Month (2025 est.)

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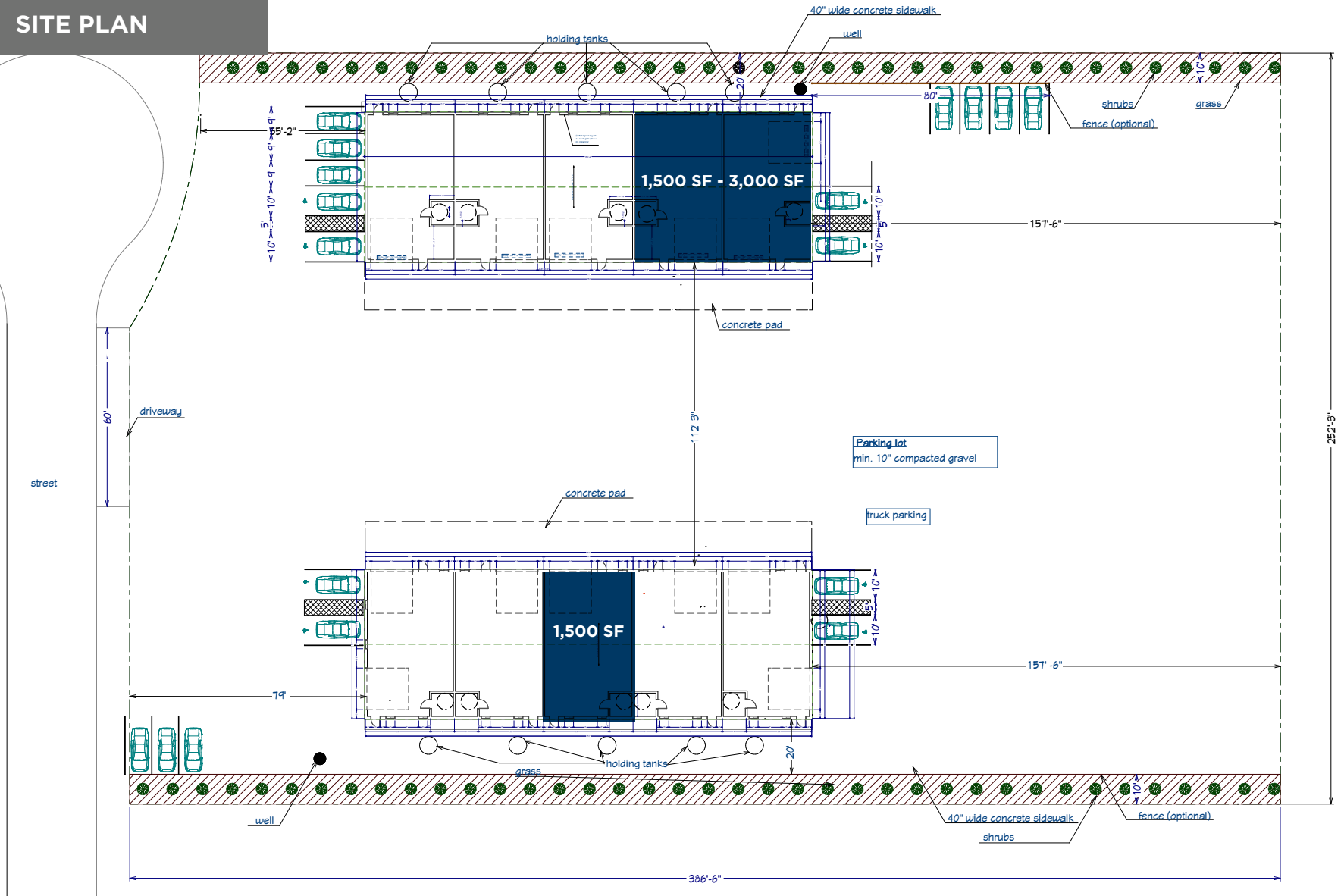
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SITE PLAN



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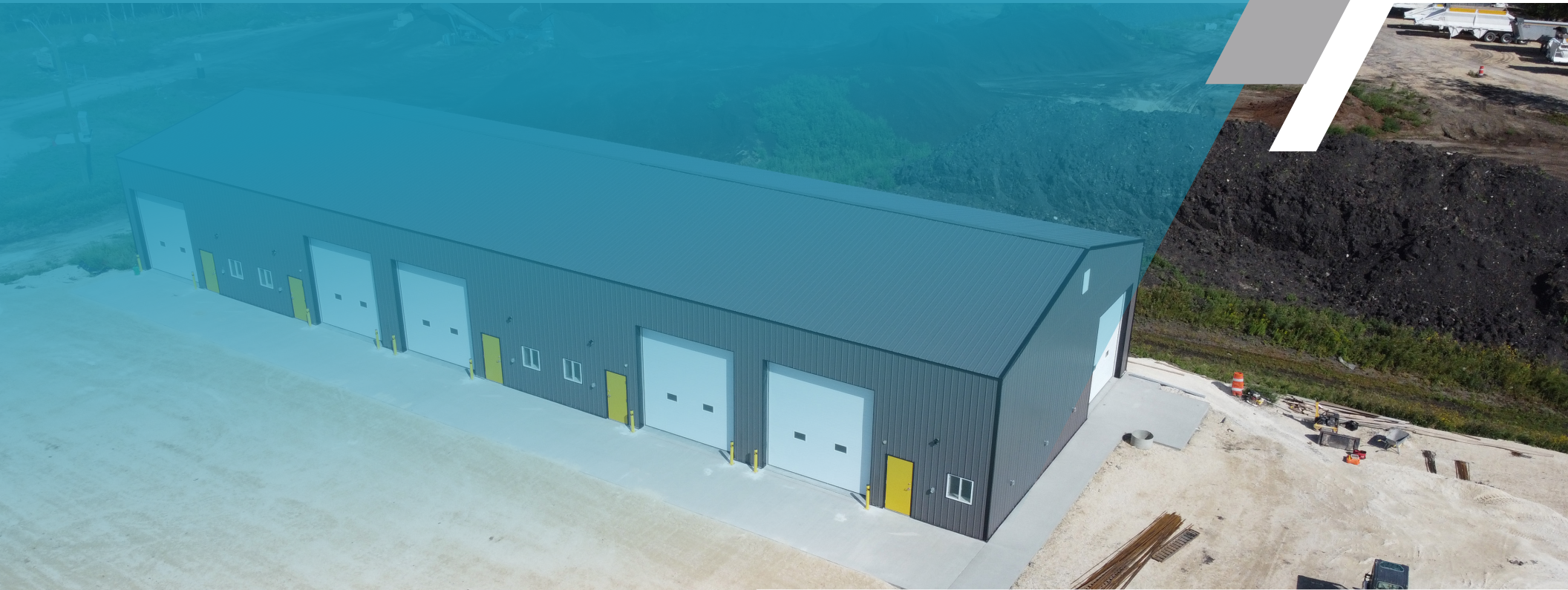
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