

BAYS STARTING AT 2,500 SF TENANT IMPROVEMENTS CAN COMMENCE MAY 2025



INDUSTRIAL FLEX SPACE FOR LEASE 3000 MCCREARY ROAD

STEPHEN SHERLOCK
Vice President

T 204 928 5000
C 204 799 5526
E steve.sherlock@cwstevenson.ca

RYAN MUNT
Executive Vice President
Ryan Munt Personal Real Estate Corporation

T 204 928 5015
C 204 298 1905
E ryan.munt@cwstevenson.ca





PROPERTY HIGHLIGHTS

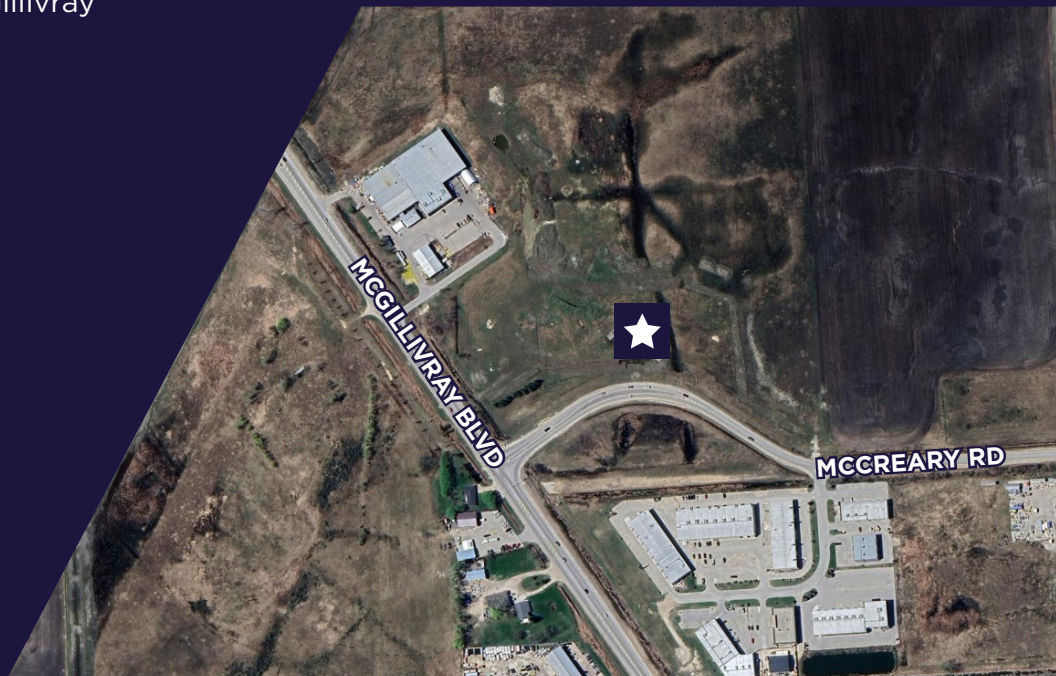
PHASE I (+/-) 49,000 SF AVAILABLE

- Brand new flex space now under construction
- Great exposure just north of the controlled intersection of McGillivray Boulevard and McCreary Road
- Just outside of city of Winnipeg limits in the RM of MacDonald
- No City of Winnipeg business taxes
- High quality pre-cast construction with 20' clear ceiling height
- All loading door openings are 10' x 14' to allow for grade level loading, dock level loading or windows
- Two 13,000 sf clearspan sections with bay sizes starting at (+/-) 2,500 sf
- Ready for tenant improvements

LEASE RATE: TBD

CAM & TAX: \$4.75 PSF (2025 EST)

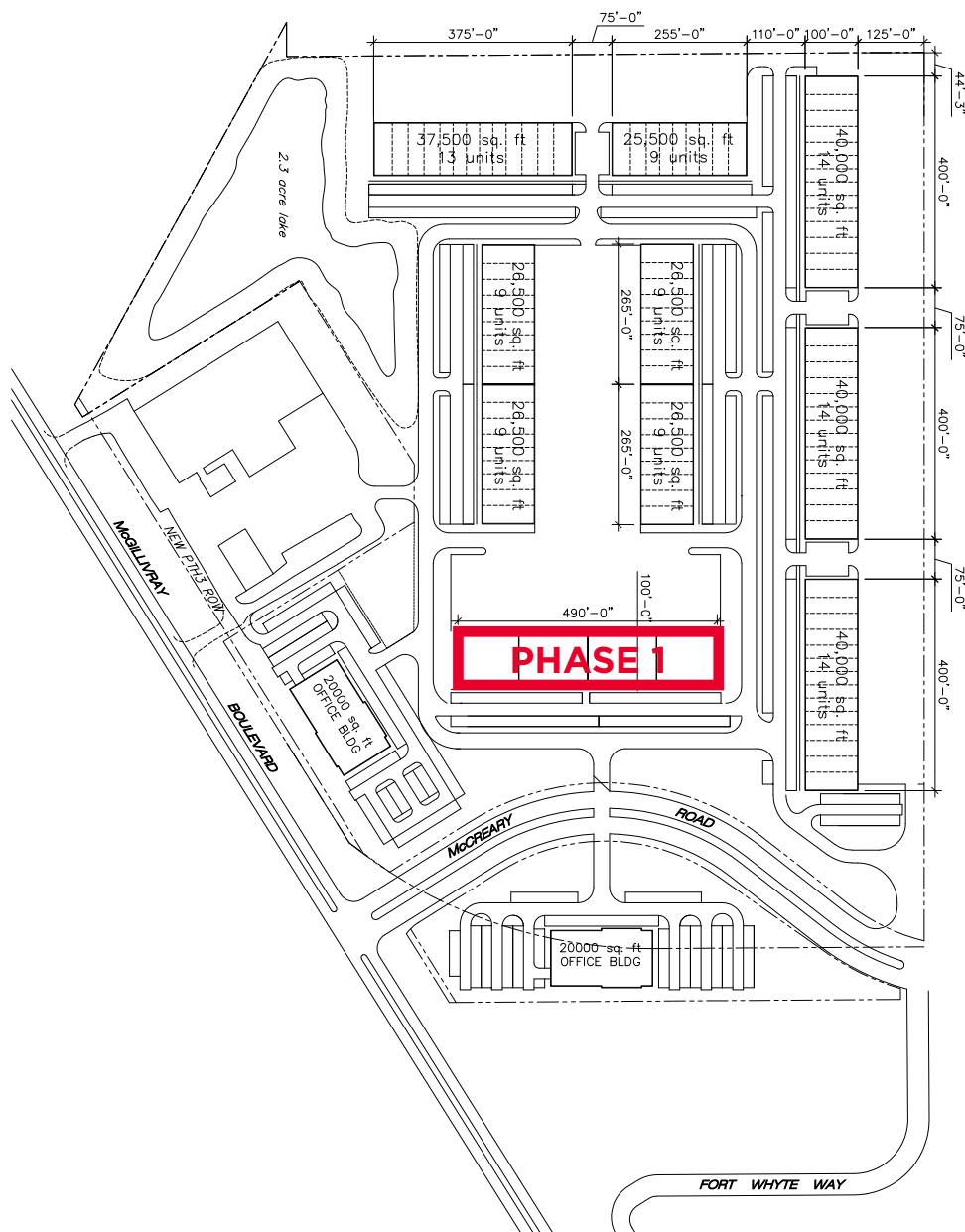
**PLUS MANAGEMENT FEE OF 5% OF GROSS RENT*



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FUTURE DEVELOPMENT



BASE BUILDING SPECIFICATIONS

Walls & Flooring	- Insulated to R20 - Smooth trowelled concrete floor slab designed to support a distributed surcharge load of 100 lbs. per sq. ft.
Roof	Insulated to R30
HVAC	Rooftop HVAC unit to heat / cool 50% of space and gas fired unit heater per bay
Electrical Panel	- A power supply will be brought to the premises up to and including an empty distribution panel 3 Phase 347/600 Volt, 800 Amp main with 70 Amp 347/600 Volt, 3 Phase 4 Wire electrical service per bay
Data	An empty conduit will be provided
Plumbing	Domestic water supply and capped drain line provided for each bay
Lighting	Up to 50% LED warehouse lighting shall be provided

AERIAL MAP



OUTLET COLLECTION

SEASONS OF TUXEDO

IKEA

LINDEN WOODS

LINDEN RIDGE

WEST FORT GARRY INDUSTRIAL

3000 MCCREARY ROAD



SOUTH LANDING

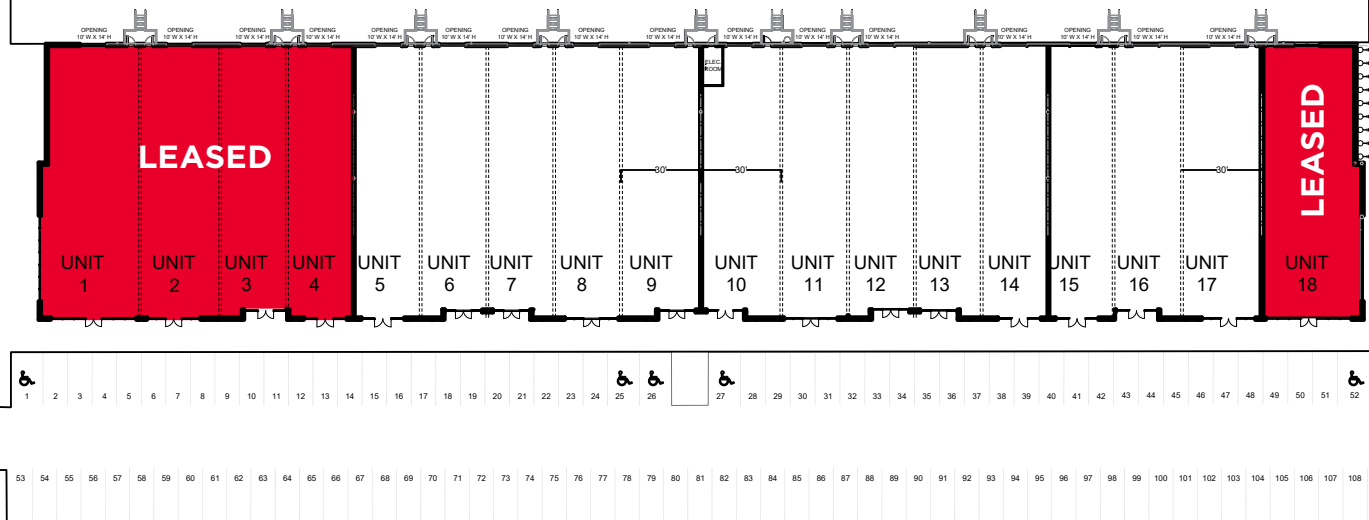
MCGILLIVRAY BUSINESS PARK



SITE PLAN

DRAWING NOTES:

1. DO NOT SCALE DRAWINGS.
2. ALL BAYS NOT DIMENSIONED ARE TYPICAL WIDTH OF 25'



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