

FOR LEASE

120 Haarsma Street

RM OF EAST ST. PAUL, MB

~ Newly Built Flex Space in Bird's Hill Industrial Area ~



1 MONTH BASE RENT FREE**

**on approved transactions with minimum three-year term

Property Highlights

AREA AVAILABLE (+/-) 5,284 sq. ft.

NET RENTAL RATE \$14.95 per sq. ft.

ADDITIONAL RENT (EST. 2023) \$4.22 per sq. ft.

CLEAR HEIGHT 18'

LOADING 4 grade

ELECTRICAL SERVICE 200 amp

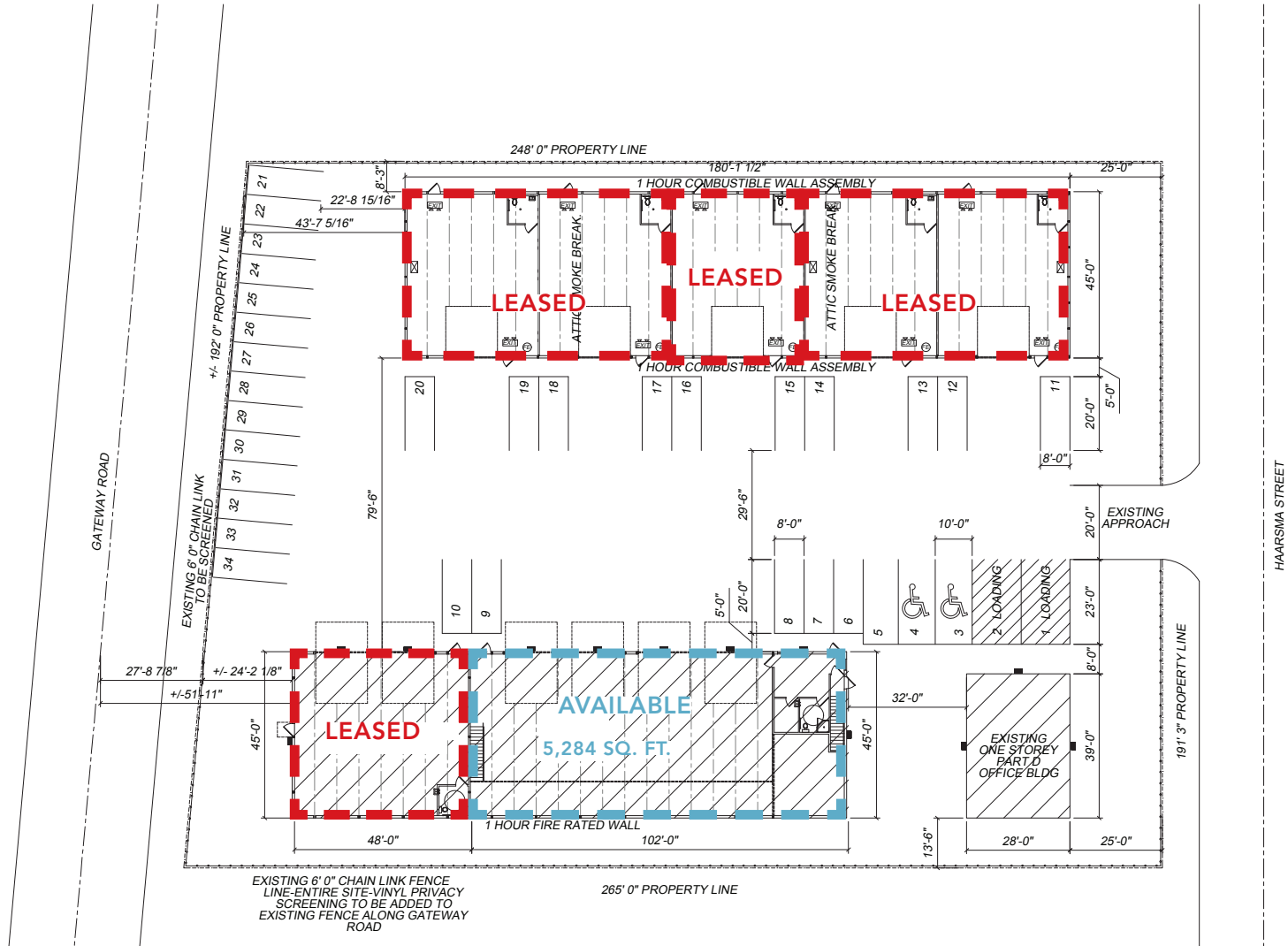
ZONING CH – Commercial Highway

HIGHLIGHTS

- Easy access to Provincial Trunk Hwy 59 / Lagimodière Blvd.
- Fully developed office area
- 4,444 sq. ft. of warehouse space

120 Haarsma Street

Floor Plan



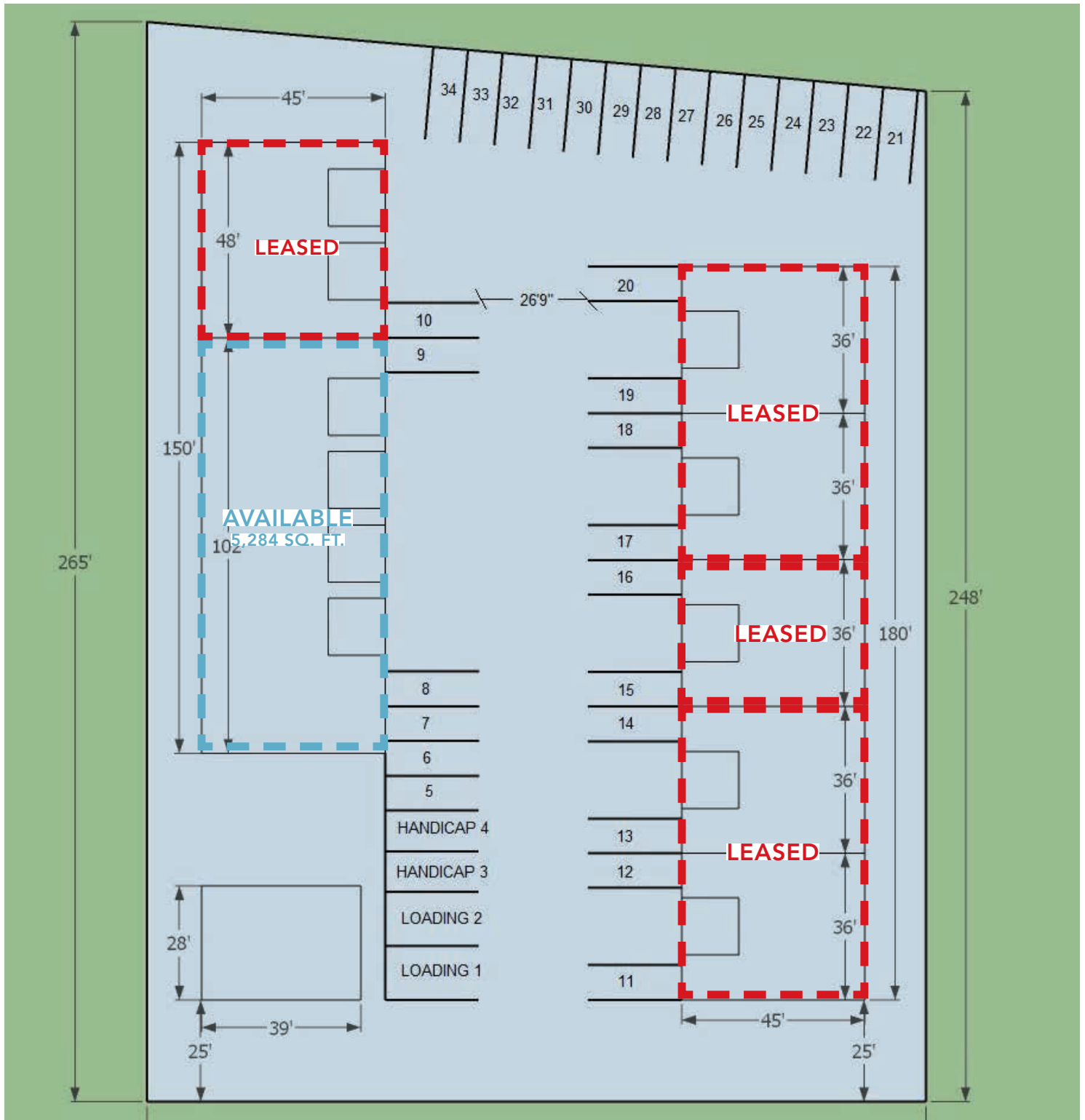
 Available

 Leased



120 Haarsma Street

Site Plan



 Available

 Leased



120 Haarsma Street

Photographs



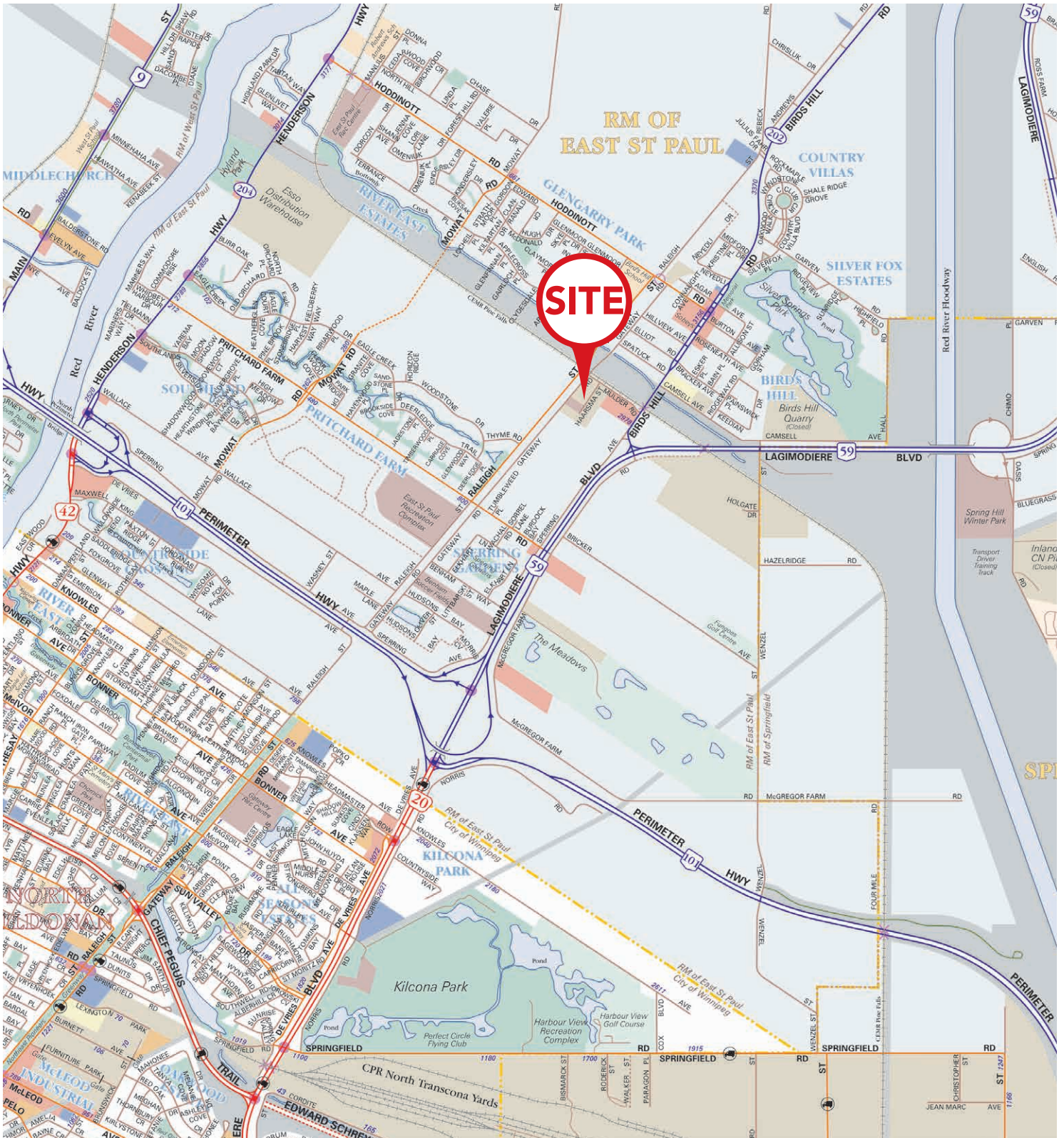
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Photographs



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Location Overview



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