FOR LEASE



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20 HAAR

120 Haarsma Street

RM OF EAST ST. PAUL, MB

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

1 MONTH BASE RENT FREE**

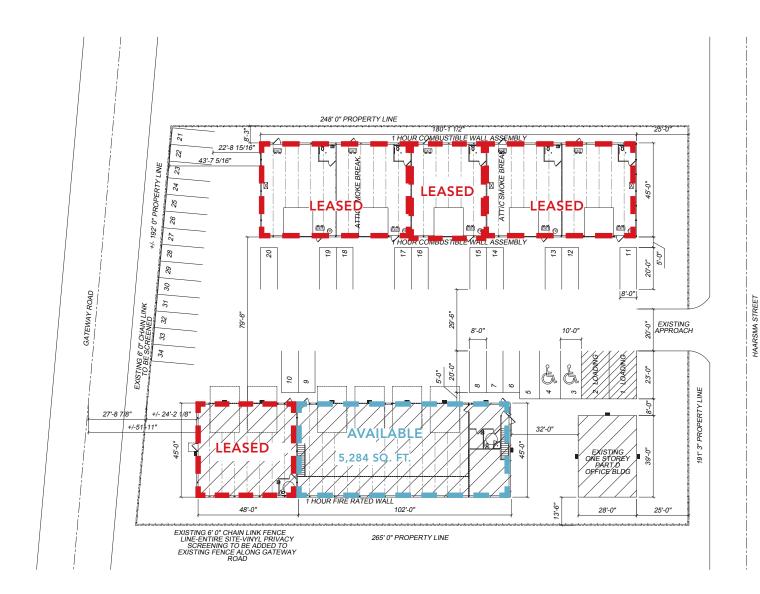
**on approved transactions with minimum three-year te

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

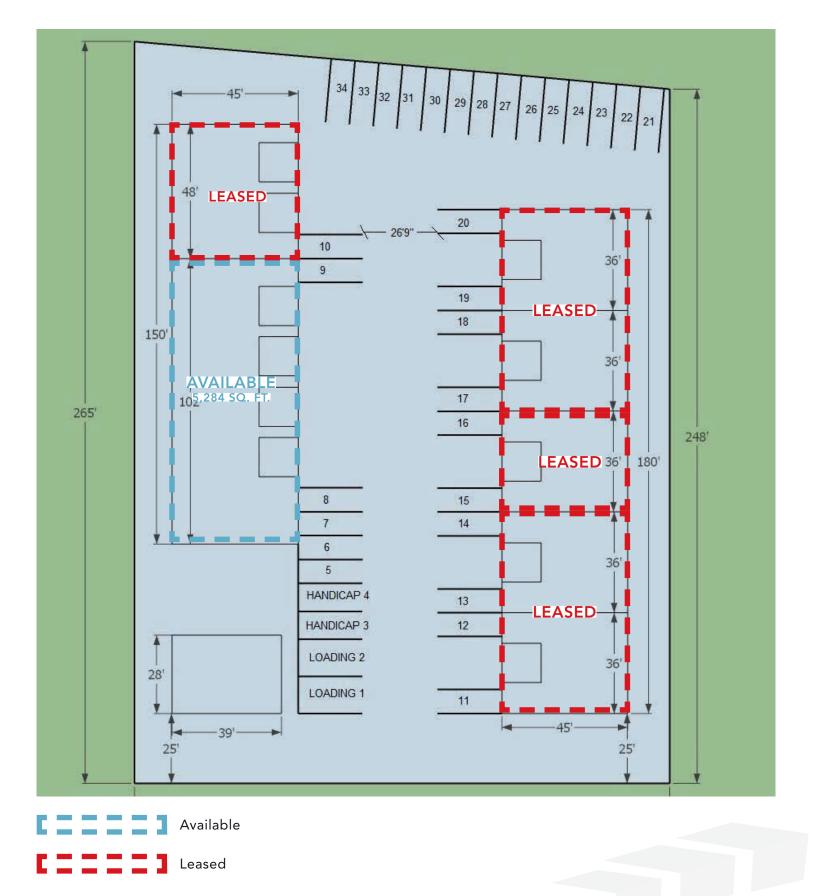


Floor Plan





Site Plan





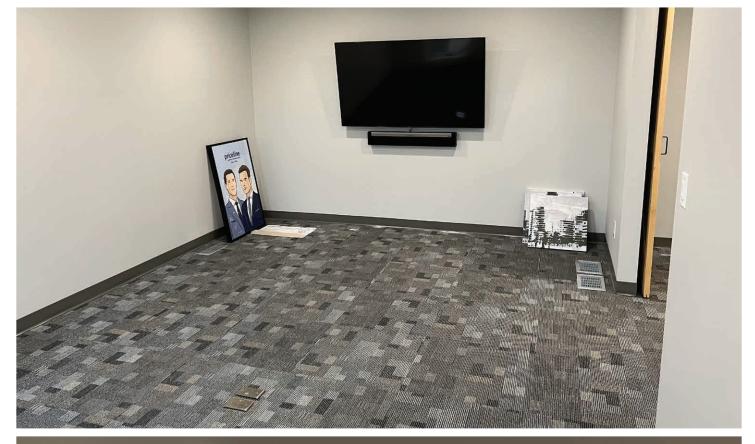
Photographs



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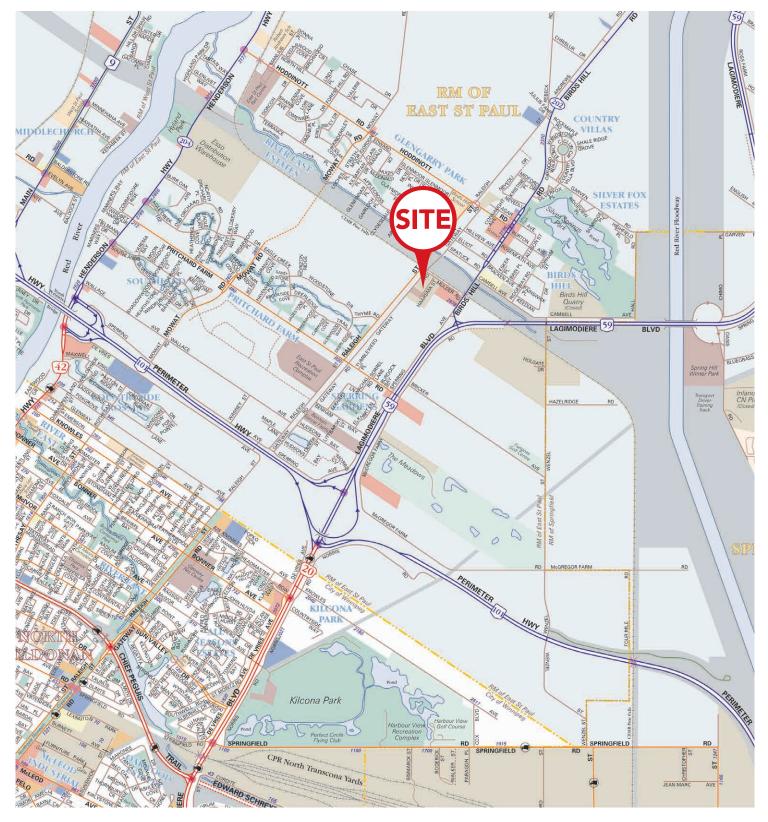
Photographs





Location Overview







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