FOR LEASE



120 Haarsma Street

RM OF EAST ST. PAUL, MB

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



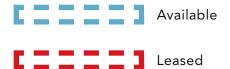
Property Highlights

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 Available March 1, 2024

Capital COMMERCIAL REAL ESTATE SERVICES INC.

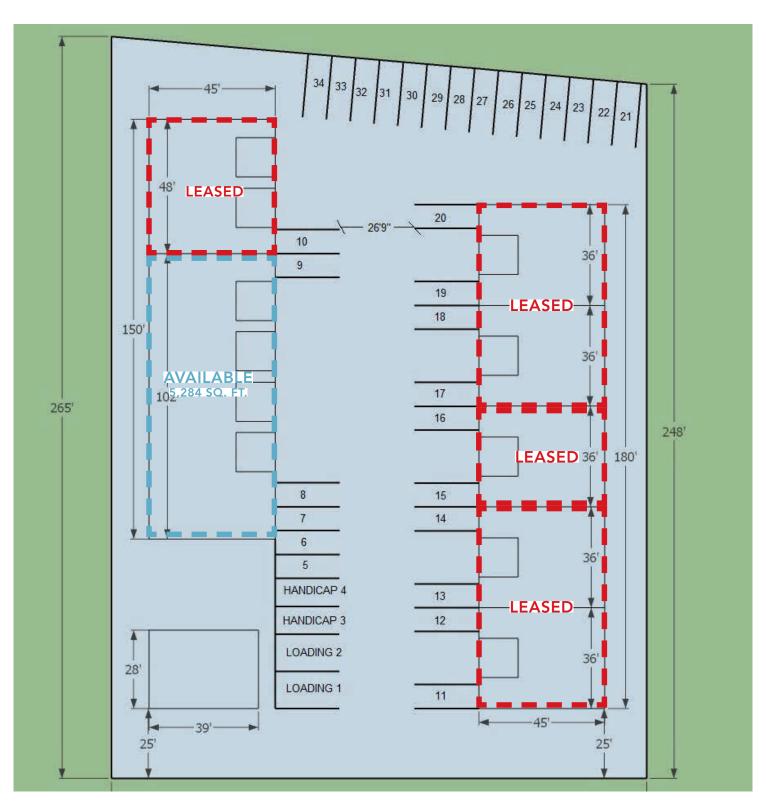
Floor Plan





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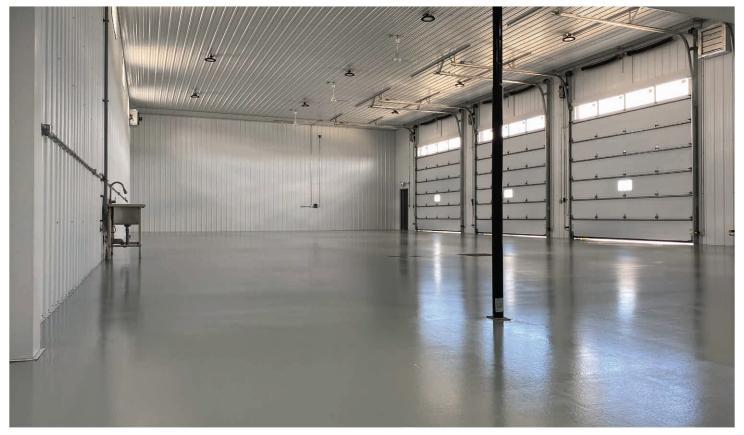
Site Plan





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Photographs







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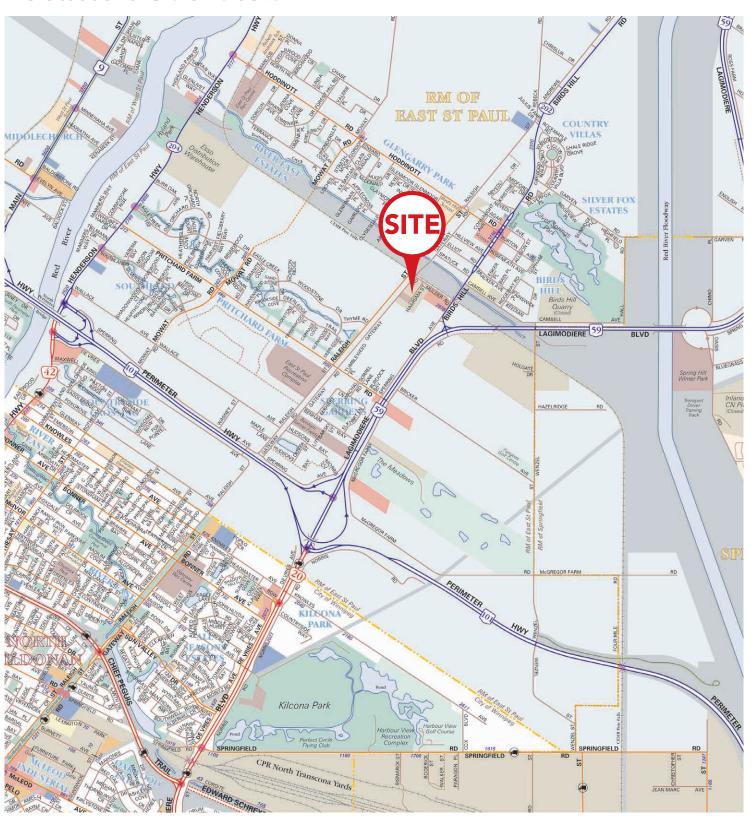
Photographs





Capital COMMERCIAL REAL ESTATE SERVICES INC.

Location Overview





CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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