

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**

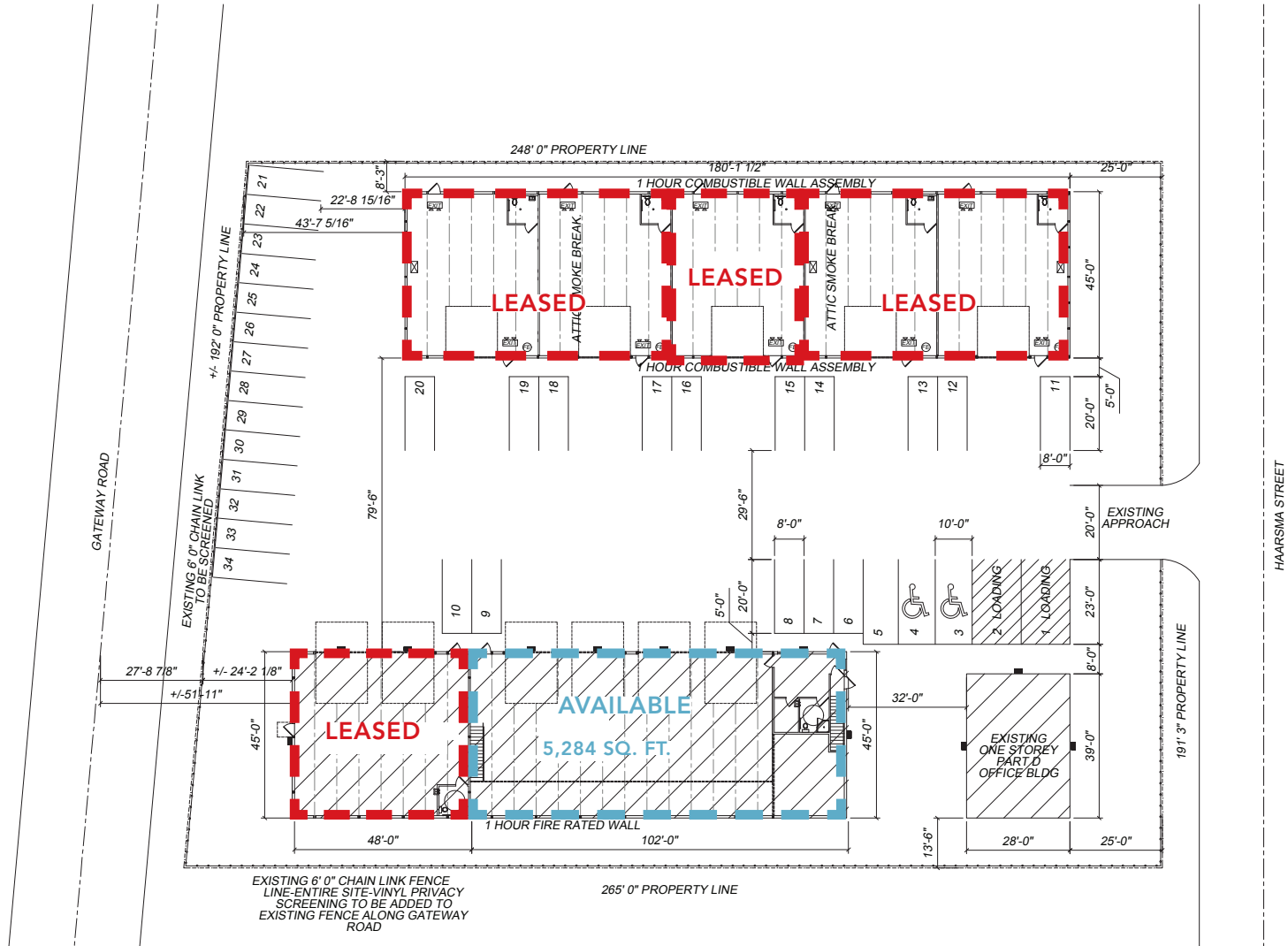
**on approved transactions with minimum three-year term

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	<ul style="list-style-type: none">• Easy access to Provincial Trunk Hwy 59 / Lagimodière Blvd.• Fully developed office area• 4,444 sq. ft. of warehouse space• Available March 1, 2024

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Floor Plan



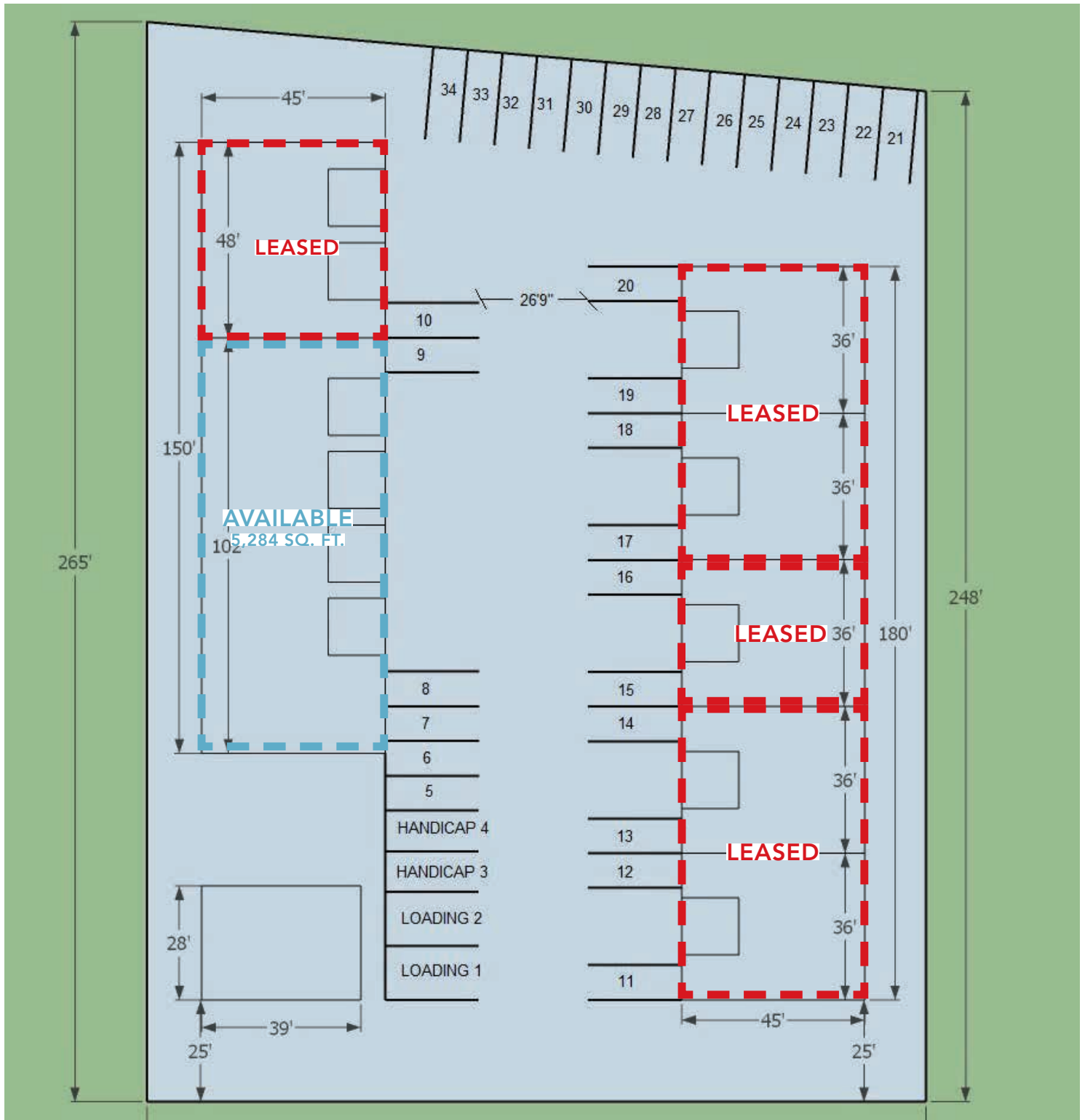
 Available

 Leased



120 Haarsma Street

Site Plan



 Available

 Leased



120 Haarsma Street



COMMERCIAL REAL ESTATE
SERVICES INC.

Photographs



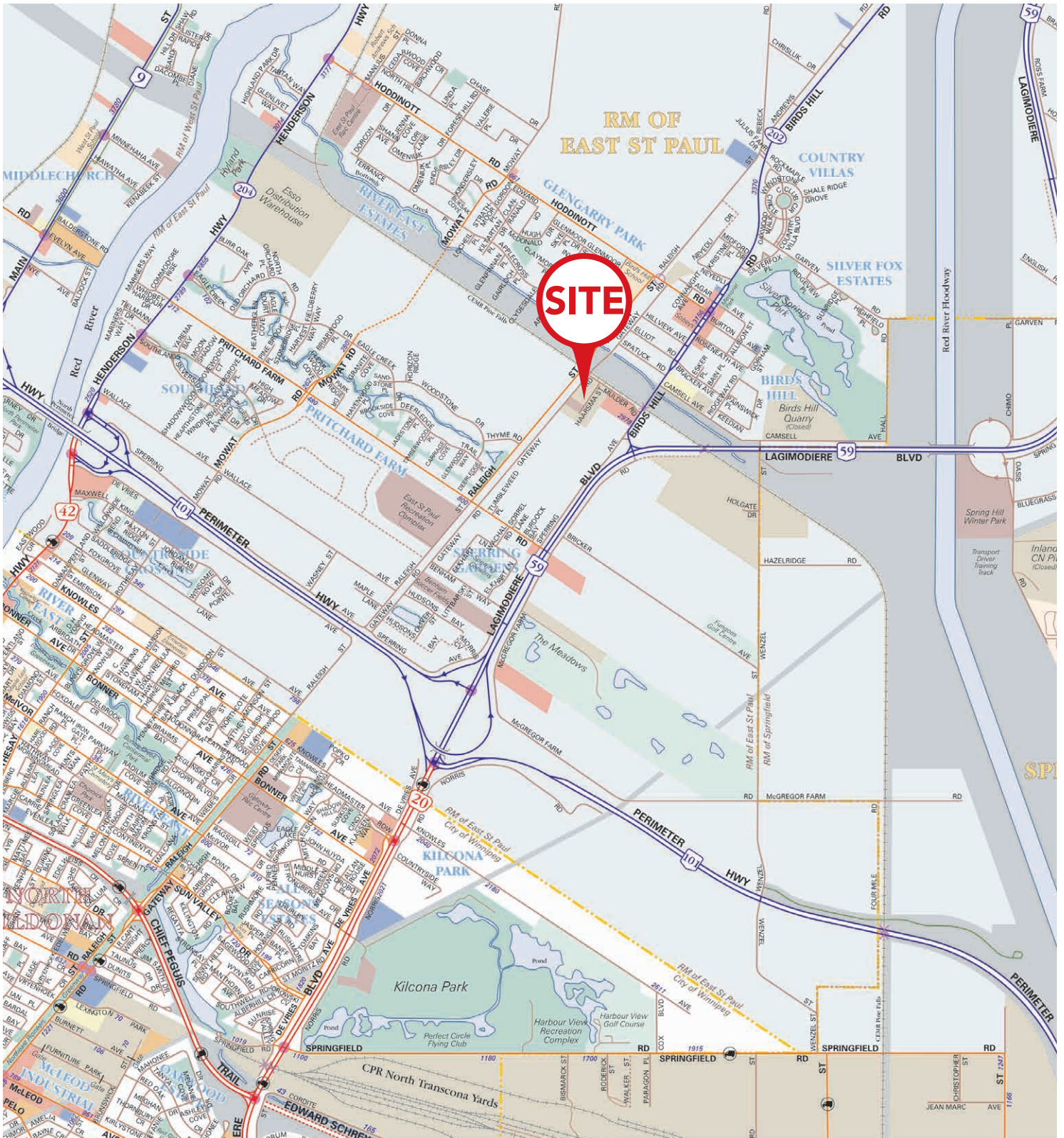
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Photographs



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Location Overview



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