

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

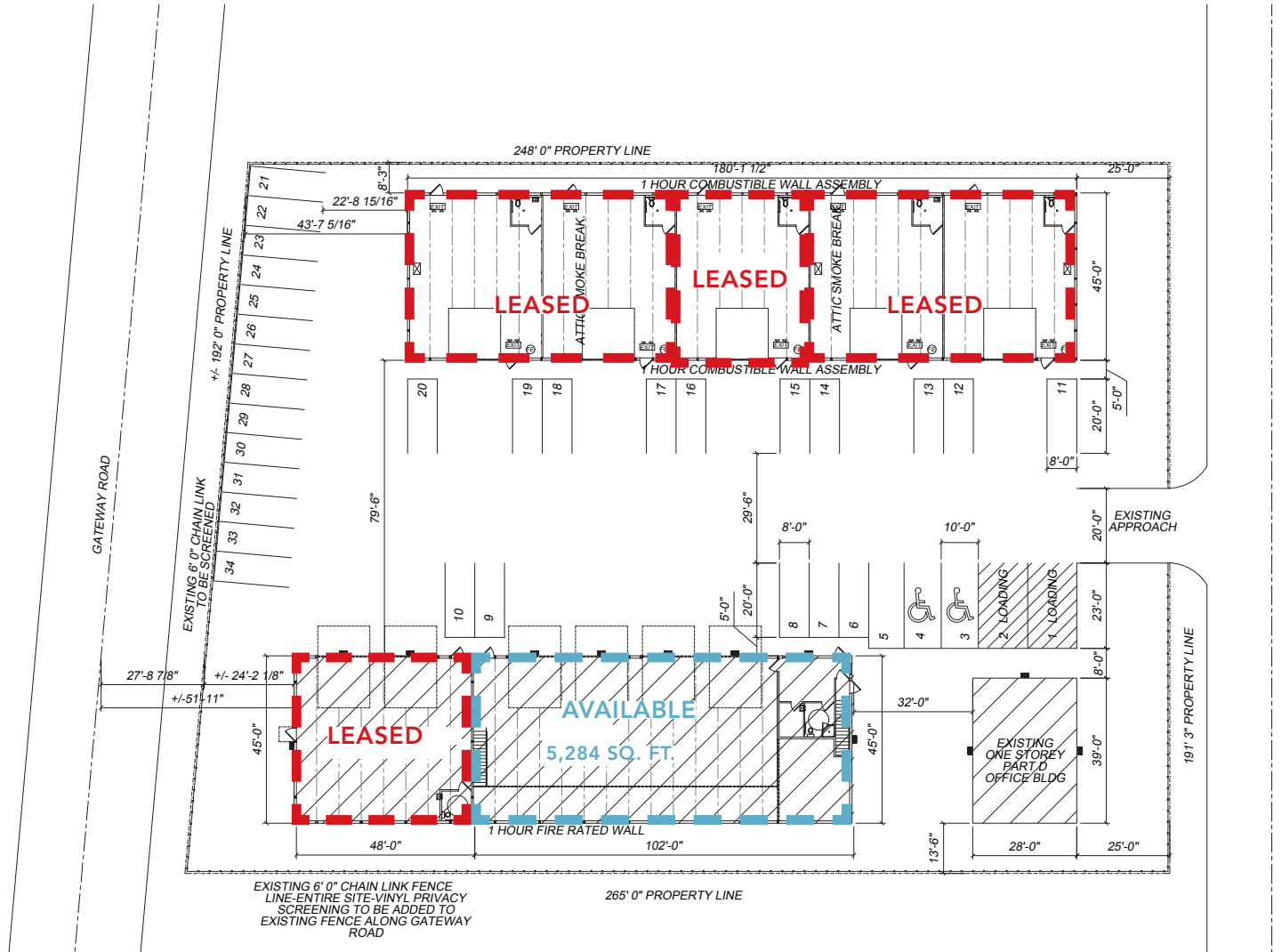
ZONING CH – Commercial Highway

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



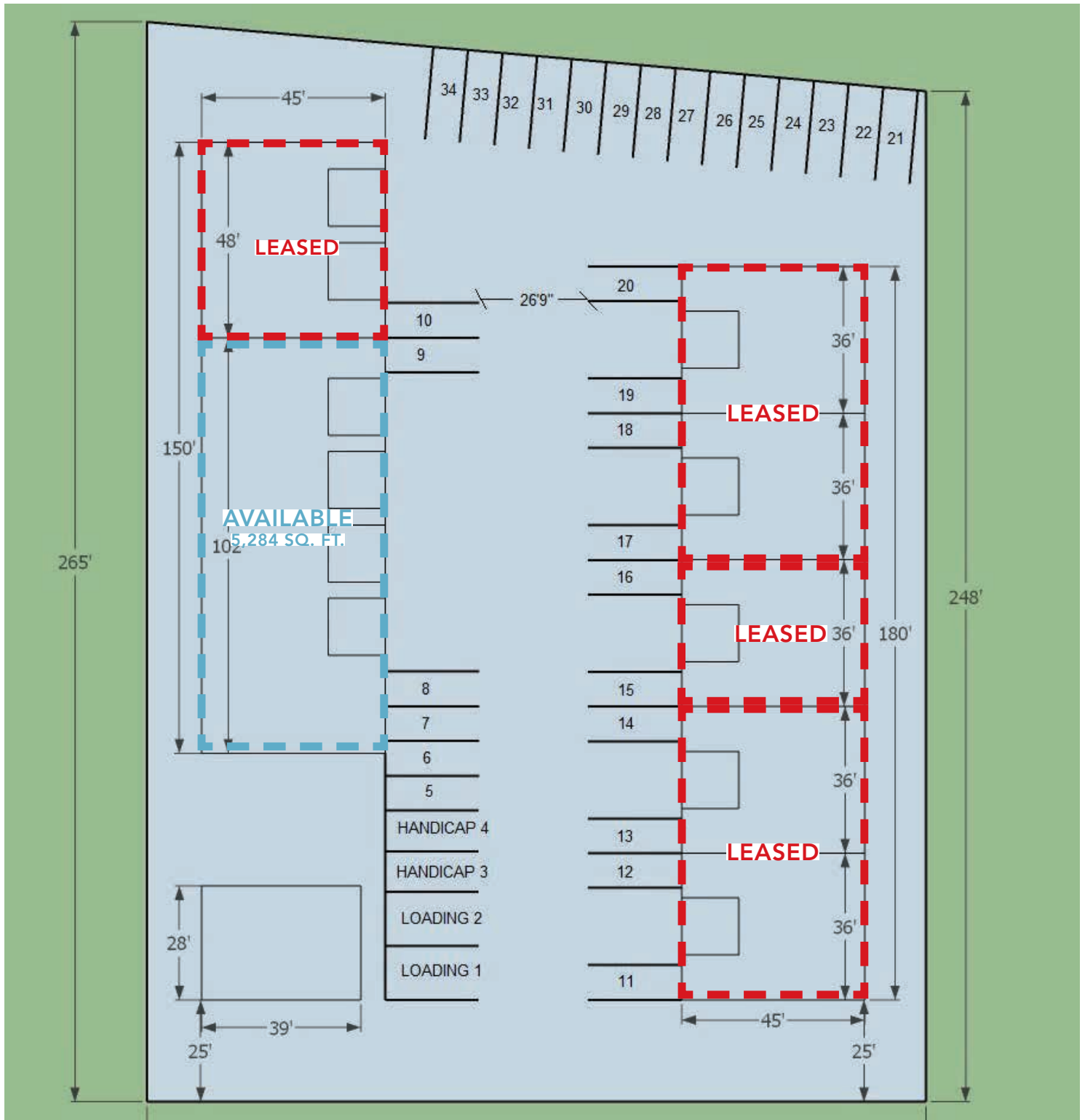
 Available

 Leased



120 Haarsma Street

Site Plan



 Available

 Leased



120 Haarsma Street



COMMERCIAL REAL ESTATE
SERVICES INC.

Photographs



120 Haarsma Street



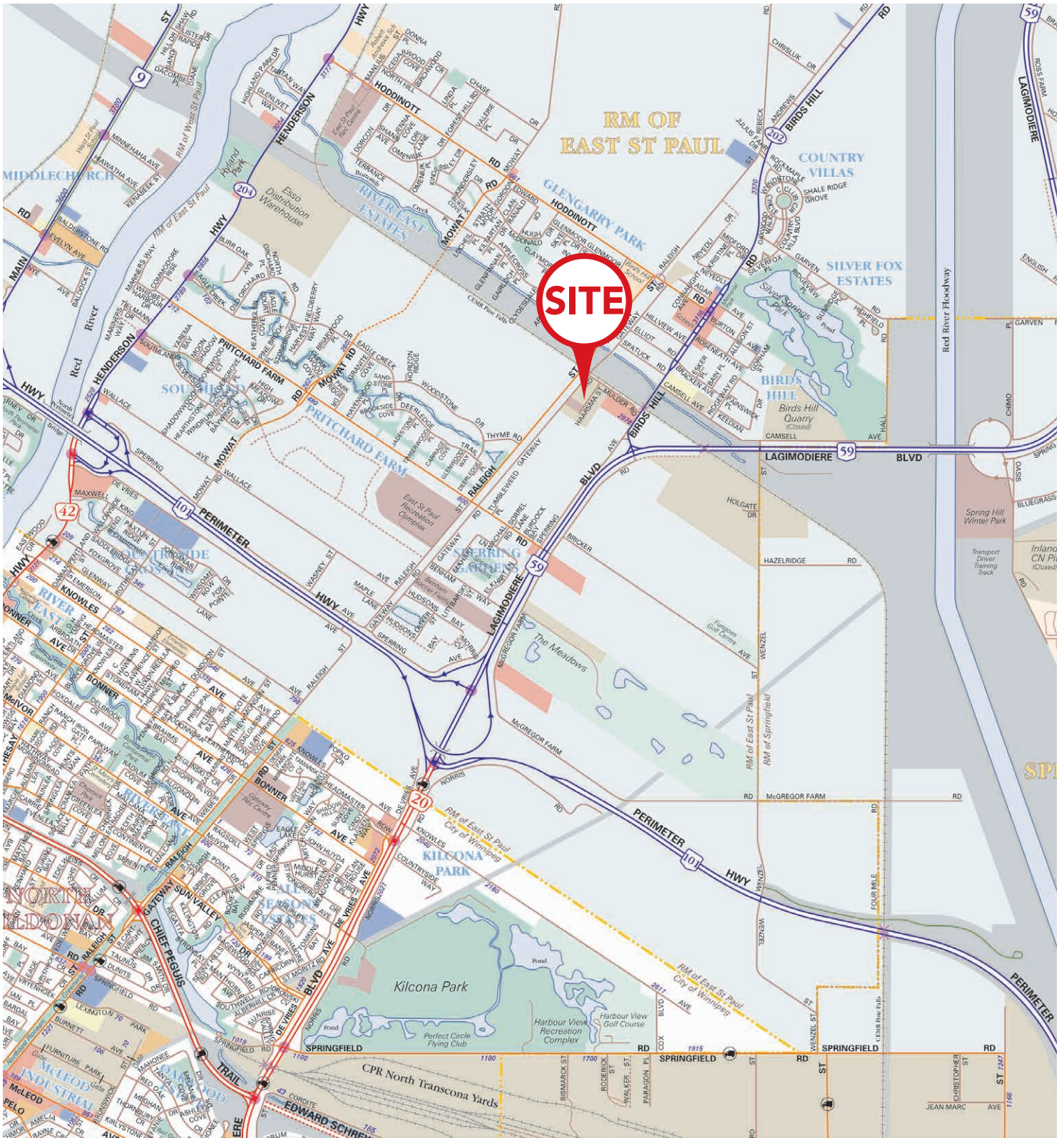
COMMERCIAL REAL ESTATE
SERVICES INC.

Photographs



120 Haarsma Street

Location Overview



CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300 - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4

T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Trevor Clay

Broker, Principal
(204) 985-1365
trevor.clay@capitalgrp.ca

*Services provided by Trevor Clay
Personal Real Estate Corporation*

Luke Paulsen

Vice President, Sales & Leasing
(204) 985-1358
luke.paulsen@capitalgrp.ca

*Services provided by Luke Paulsen
Personal Real Estate Corporation*

Eric Ott

Associate Vice President, Sales & Leasing
(204) 985-1378
eric.ott@capitalgrp.ca

*Services provided by Eric A. Ott
Personal Real Estate Corporation*