

~ Industrial Warehouse in South Landing Business Park ~



**FOR LEASE**

# 25 South Landing Drive

**RM OF MACDONALD, MB**

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

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# Property Overview

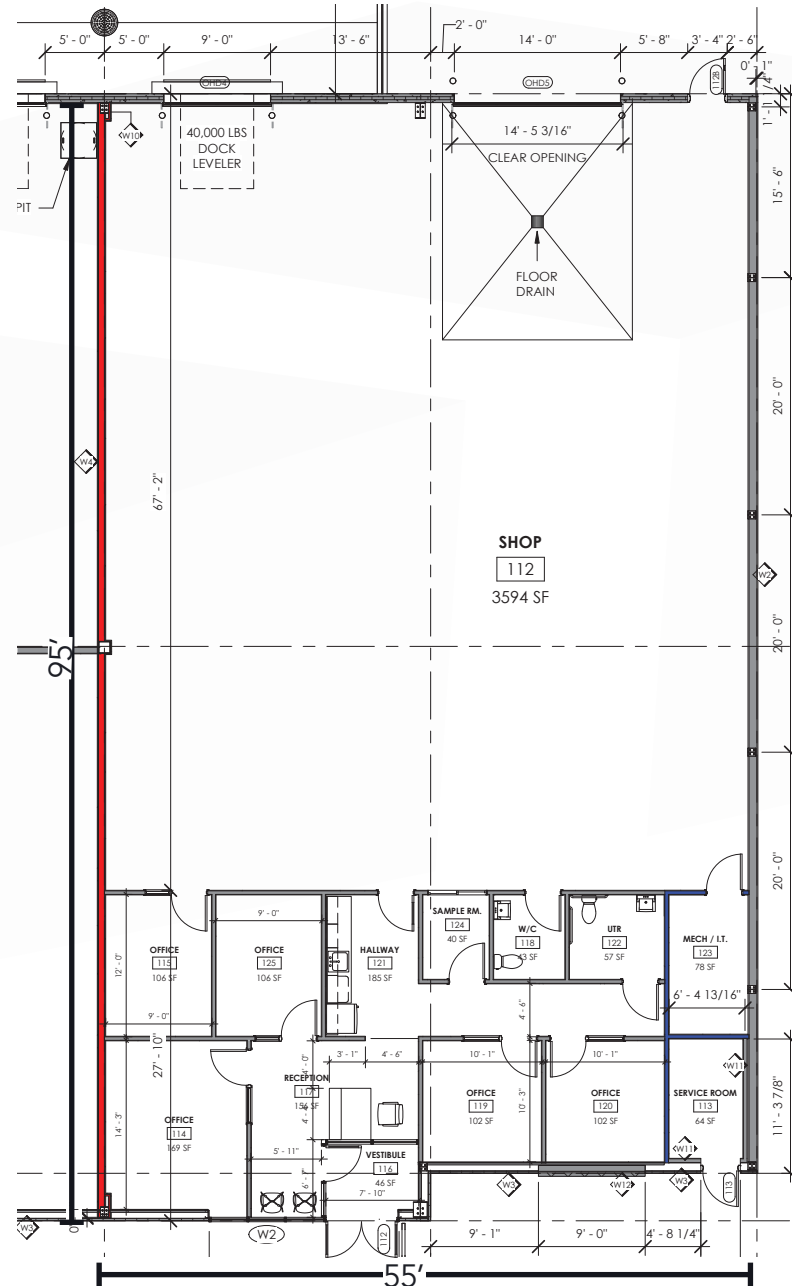
## PROPERTY DETAILS

<b>BUILDING AREA (+/-)</b>	15,041 sq. ft.
<b>AREA AVAILABLE (+/-)</b>	4,863 sq. ft.
<b>NET RENTAL RATE</b>	\$16.95 per sq. ft.
<b>ADDITIONAL RENT</b>	\$5.85 per sq. ft.
<b>LOADING</b>	One 10' x 9' Dock door with leveler One 16' x 14' Grade door
<b>ZONING</b>	ML - Light Industrial
<b>CEILING HEIGHT (+/-)</b>	24 ft.
<b>ELECTRICAL</b>	250 Amp, 347/600 Volt, 3 Phase
<b>AVAILABILITY</b>	Immediately

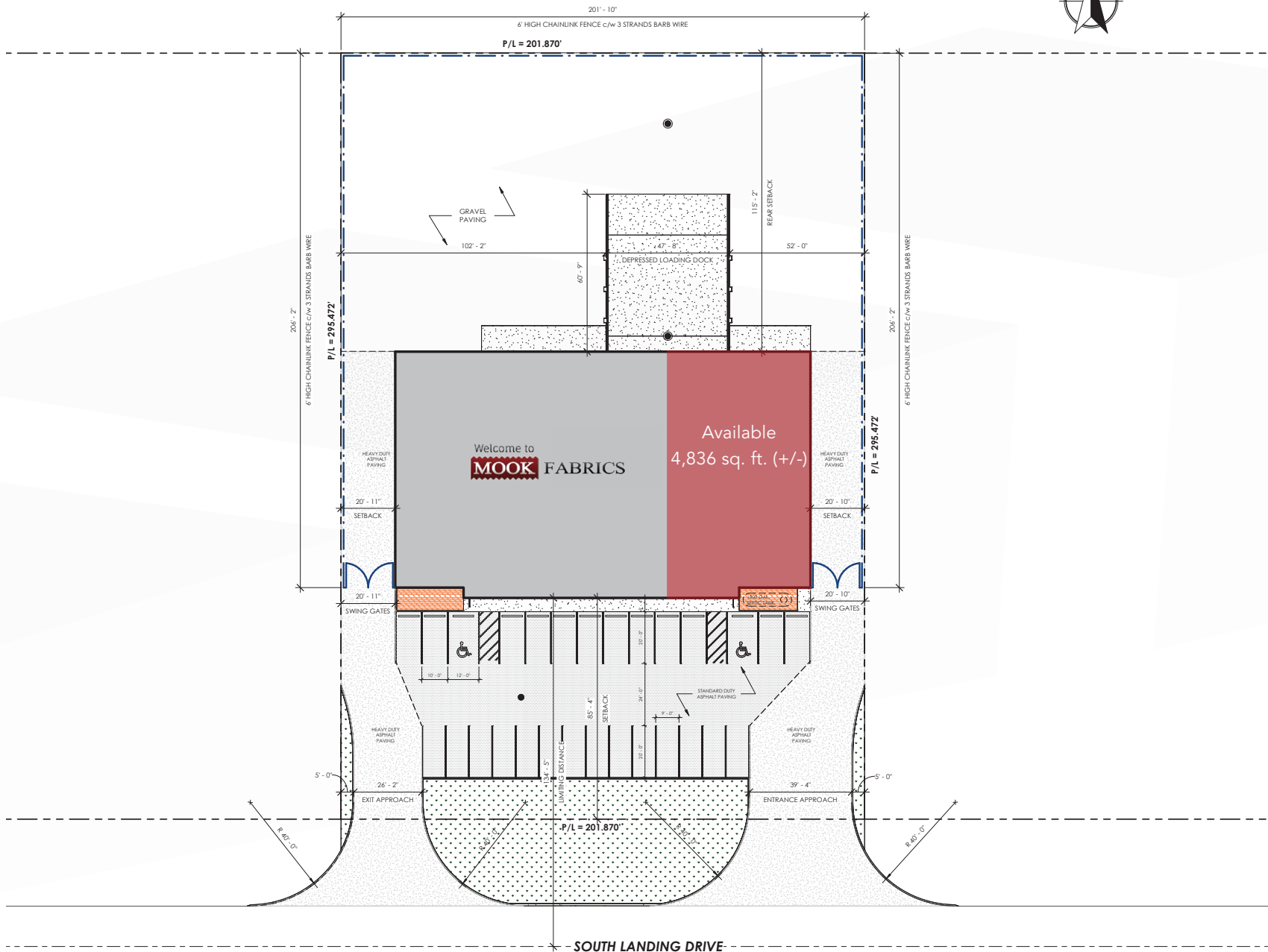
### HIGHLIGHTS

- No City of Winnipeg Business Tax
- Fenced secure yard
- Excellent visibility and access from McGillivray Boulevard
- Close proximity to the amenities of Kenaston Boulevard and McGillivray Boulevard
- Paved roadways to allow for heavy truck traffic

## FLOOR PLAN



# Site Plan



# Photos



# Southwest Winnipeg Overview Aerial



# Location Aerial



# Location Overview





COMMERCIAL REAL ESTATE  
SERVICES INC.

# Contact

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