

~ *Industrial Land for Built-To-Suit Opportunity or Compound* ~



FOR LEASE

605 Mercy Street

SELKIRK, MB

GARY GOODMAN, Vice President, Sales & Leasing
(204) 997-4831
gary.goodman@capitalgrp.ca

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

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Property Overview

PROPERTY DETAILS

AREA AVAILABLE (+/-) 4.0 acres

NET RENTAL RATE MARKET

ADDITIONAL RENT TBD

ZONING M1

HIGHLIGHTS

- Excess land can be leased for compound space, or together with neighbouring warehouse
- Rates TBN for new standalone build-to-suit
- Compound can be fenced and graveled to suit



Mercy Street Industrial Complex

Situated at the corner of Mercy Street and Greenwood Avenue, at the heart of Selkirk's industrial area, the complex is strategically located near major transportation routes, including Hwy 4, Hwy 9, and serviced by a CPKC Rail line. The area is fully serviced by public transportation running along Greenwood Avenue, and nearby retail amenities. Residential density and a diversified workforce is strong, with existing adjacent residential neighbourhoods and new development currently under construction.

There are upcoming vacancies in 511 Mercy & 605 Mercy, with major tenants relocating into larger premises and freeing up new space. The Landlord is in the process of upgrading the buildings with significant investment in façade, roof, utilities, lighting.

There is excess land available for compound development, or standalone build-to-suit opportunity.





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CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

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