



2245 McGillivray Boulevard, Winnipeg, Manitoba

Industrial Building with Fenced Compound

For Lease



Property Details

+/- 2,940 - 11,728 sq. ft.

BUILDING SIZE

\$16.00/sq. ft.

LEASE RATE

\$7.00/sq. ft.

CAM & PROPERTY TAXES (EST. 2025)

4 - Grade O/H Doors

LOADING

M1 - Manufacturing Light

ZONING

Features

- Freestanding industrial building with +/- 1.00 acre fenced compound (with potential expansion lands available)
- Space features a mix of private office, open workspace, reception, boardroom, lunchroom, washrooms, warehouse and mezzanine
- Site provides unparalleled access to major transportation routes including Route 90 and the Perimeter Highway
- Prime location on McGillivray Boulevard, adjacent to Costco, with close proximity to SmartCentres Kenaston Common, Linden Ridge Shopping Centre, IKEA, Seasons of Tuxedo & Outlet Collection at Seasons
- Close to affluent residential communities including Whyte Ridge, Lindenwoods, Lindenridge, Bridgwater, and Waverley Heights



Highlights



Prime location

A BLOCK FROM KENASTON
& MCGILLIVRAY



Excellent Access

TO MAJOR TRANSPORTATION
ROUTES



Ideally Suited For

INDUSTRIAL OR FLEX USES

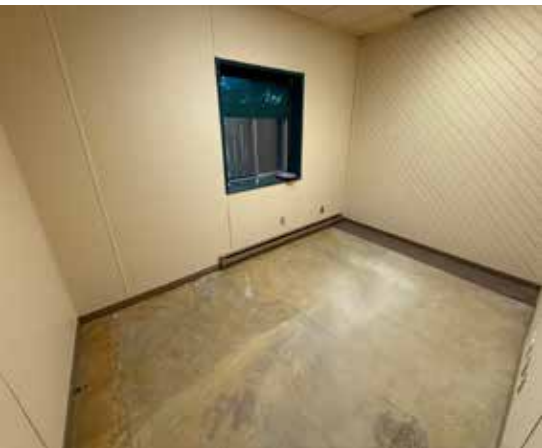


Fenced

COMPOUND



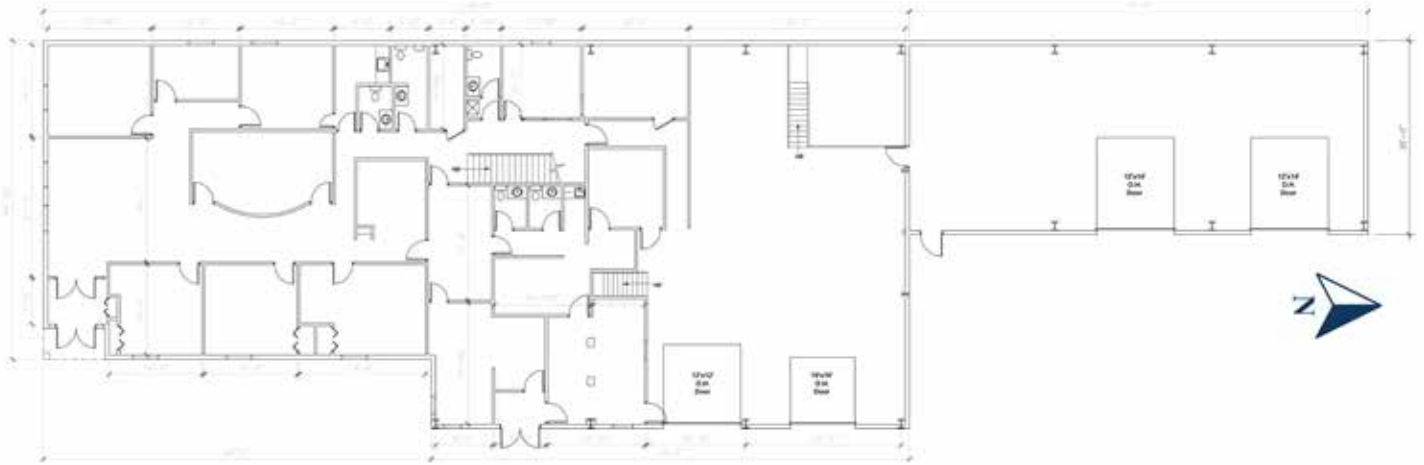




Property Aerial



Site Plan



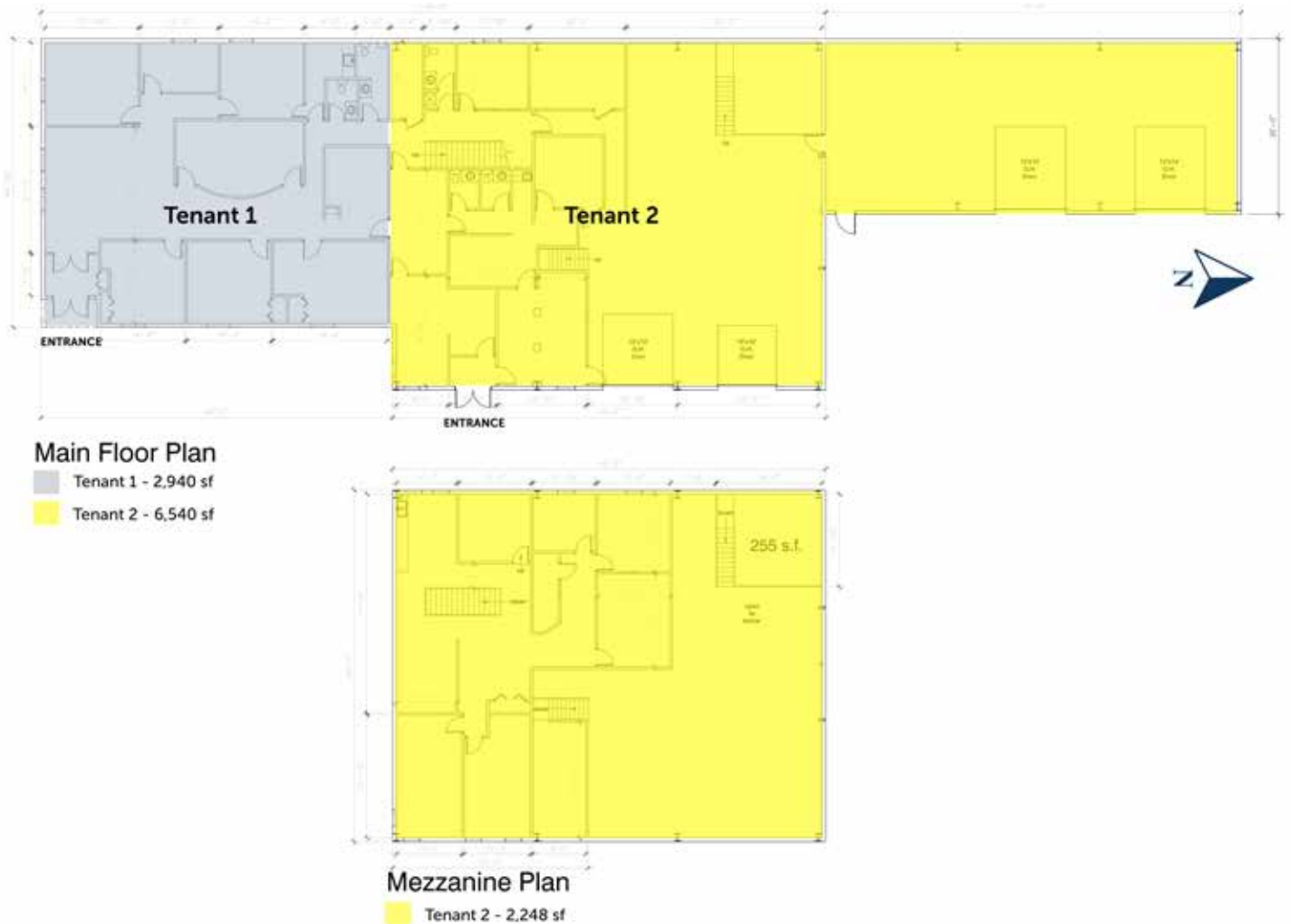
Main Floor Plan
9,480 s.f.



Mezzanine Plan
2,248 s.f.



Site Plan with Demising Options





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