



119 Froese Crescent, Headingley, Manitoba

Newly Constructed Free-Standing Industrial With Compound

For Sale/Lease



Property Details

+/- 9,900 sq. ft.

BUILDING SIZE

+/- 4,400 sq. ft. to

+/- 9,900 sq. ft.

UNITS AVAILABLE

+/- 1.26 acres

LAND AREA

\$2,450,000

SALE PRICE

\$15.95/sq. ft.

LEASE RATE

+/- 20' clear

CEILING HEIGHT

3 - 14' x 14' Grade O/H Doors

LOADING

IG - Industrial

ZONING

Features

- Large outdoor storage areas: Perfect for companies needing space for heavy equipment, vehicles, building materials or containers.
- Ability to fence and secure yard.
- Industrial Zoning: Typically more flexible than city limits, allowing for uses like construction, manufacturing, trucking, oilfield service, or agriculture-related businesses.
- No City of Winnipeg Business Tax
- Proximity to Major Routes: Easy access to the Trans-Canada Highway (Highway 1) and Perimeter Highway, connecting to Winnipeg, western Manitoba, and Saskatchewan
- Ideal for businesses serving Winnipeg without paying city taxes or for regional distribution across Manitoba and Western Canada
- Less traffic compared to Winnipeg's industrial zones, reducing delivery delays and improving logistics efficiency
- Located in the RM of Headingley resulting in lower taxes compared to Winnipeg, creating operating cost savings
- Close to Intermodal and Freight Corridors
- Ample Truck Maneuverability: Wide yards and building placement for turning radii and loading/unloading efficiency

Highlights



Prime Location

ADJACENT TO THE PERIMETER
HIGHWAY



Excellent Access

TO MAJOR TRANSPORTATION
ROUTES



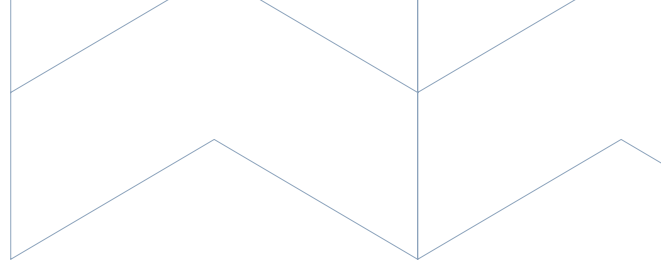
Ample Storage for

INDUSTRIAL EQUIPMENT
OR CONTAINERS

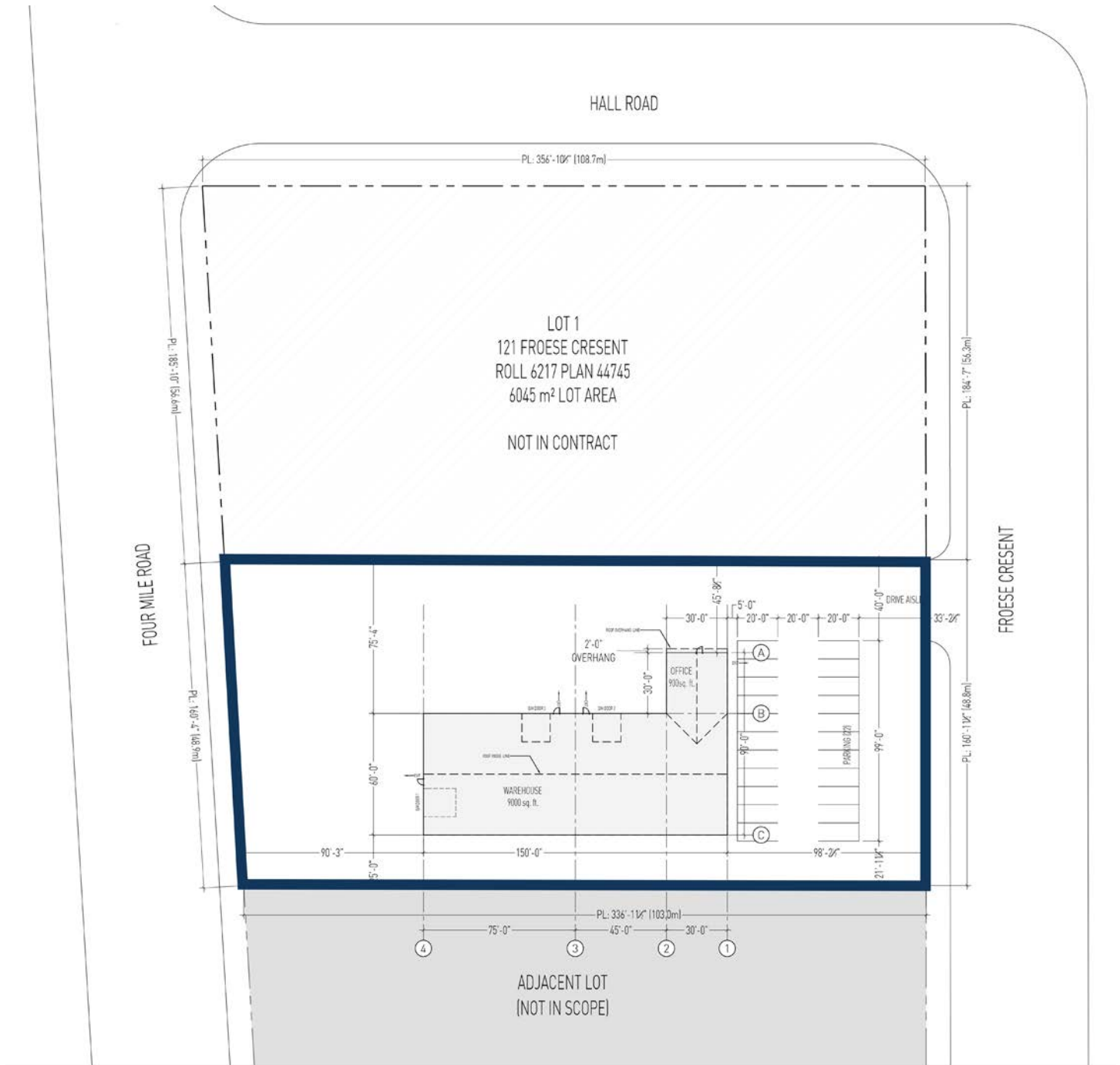


Wide Yard

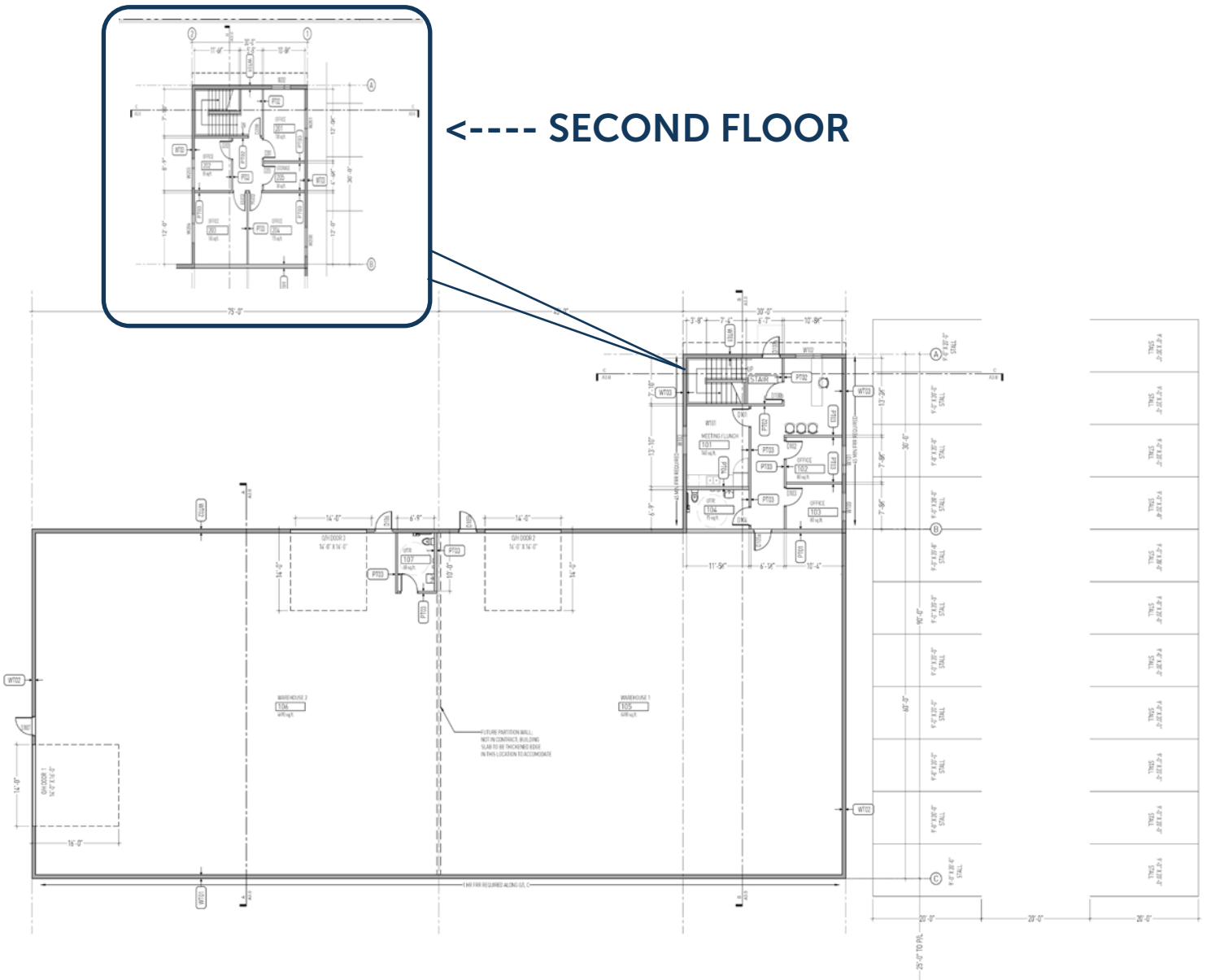
FOR EFFICIENT LOADING
AND UNLOADING



Site Plan



Floor Plan





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