

High Profile Commercial / Industrial Lands For Sale

Up to 11.78 Acres of Plessis Frontage

5 to 23 Farmers Row
Springfield, MB

BE PART
OF THIS
VIBRANT
BUSINESS
PARK



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Property overview

5 - 23 Farmers Row, Springfield, MB



Property overview

- Exclusive opportunity for up to 11.27 acres of prime industrial land
- 4 Lots ranging from 2.75 acres to 3 acres each along a paved cul de sac road with limited traffic
- Prominent corner, high exposure location
- Very flexible uses allowed
- Highly visible and accessible from Plessis Road
- Partially fenced along eastern lot line, public reserve
- Two minutes from Trans-Canada Hwy #1
- Underground electric/natural gas, internet
- No business tax zone

Offered at: \$350,000 / acre

**Get more
information**

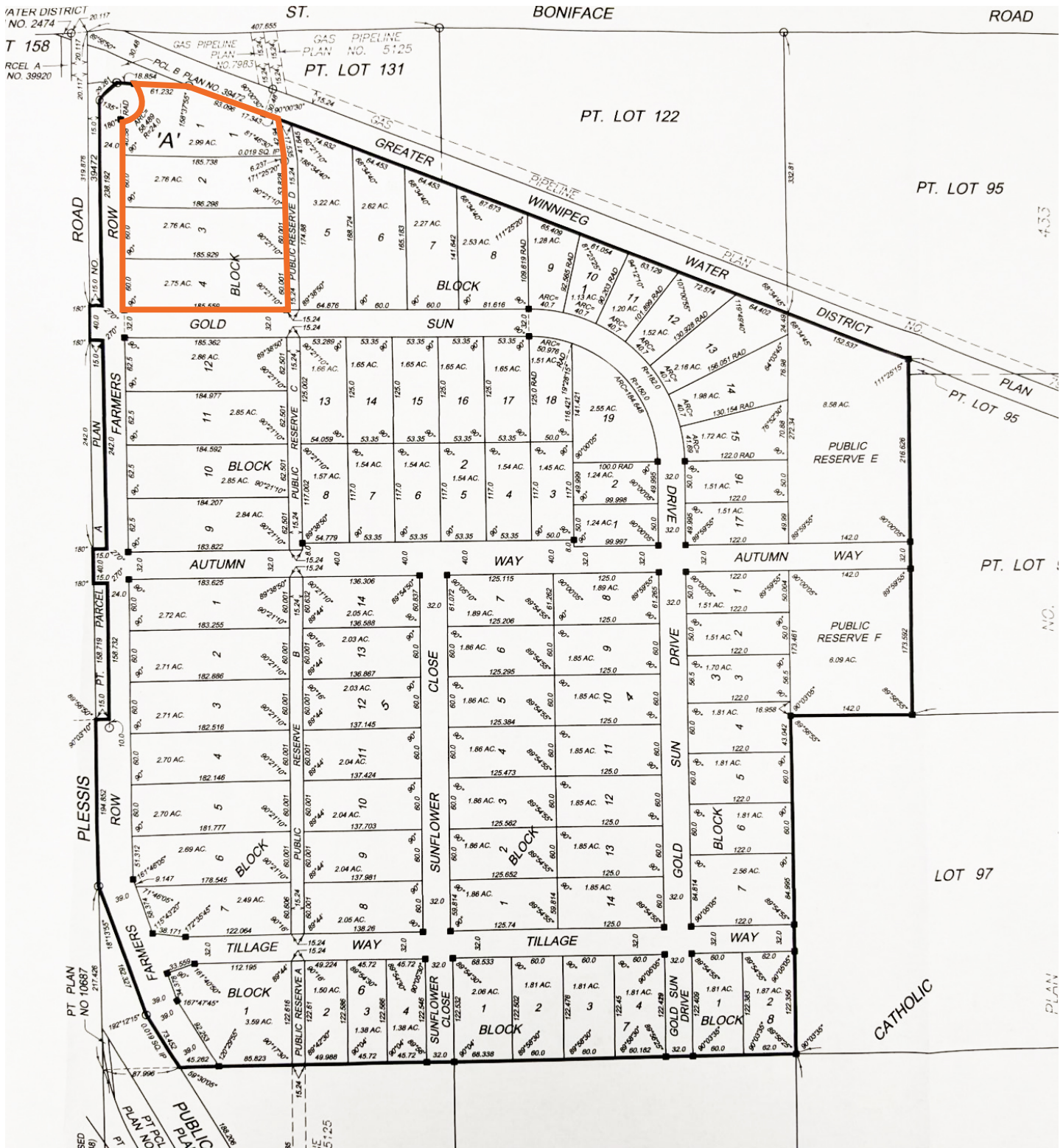
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Site plan

5 - 23 Farmers Row, Springfield, MB



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Aerial

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Location

5 - 23 Farmers Row, Springfield, MB



**Drive
Time
Analysis**



**5 min. to the
Perimeter
Hwy**



**20 min. to
downtown
Winnipeg**



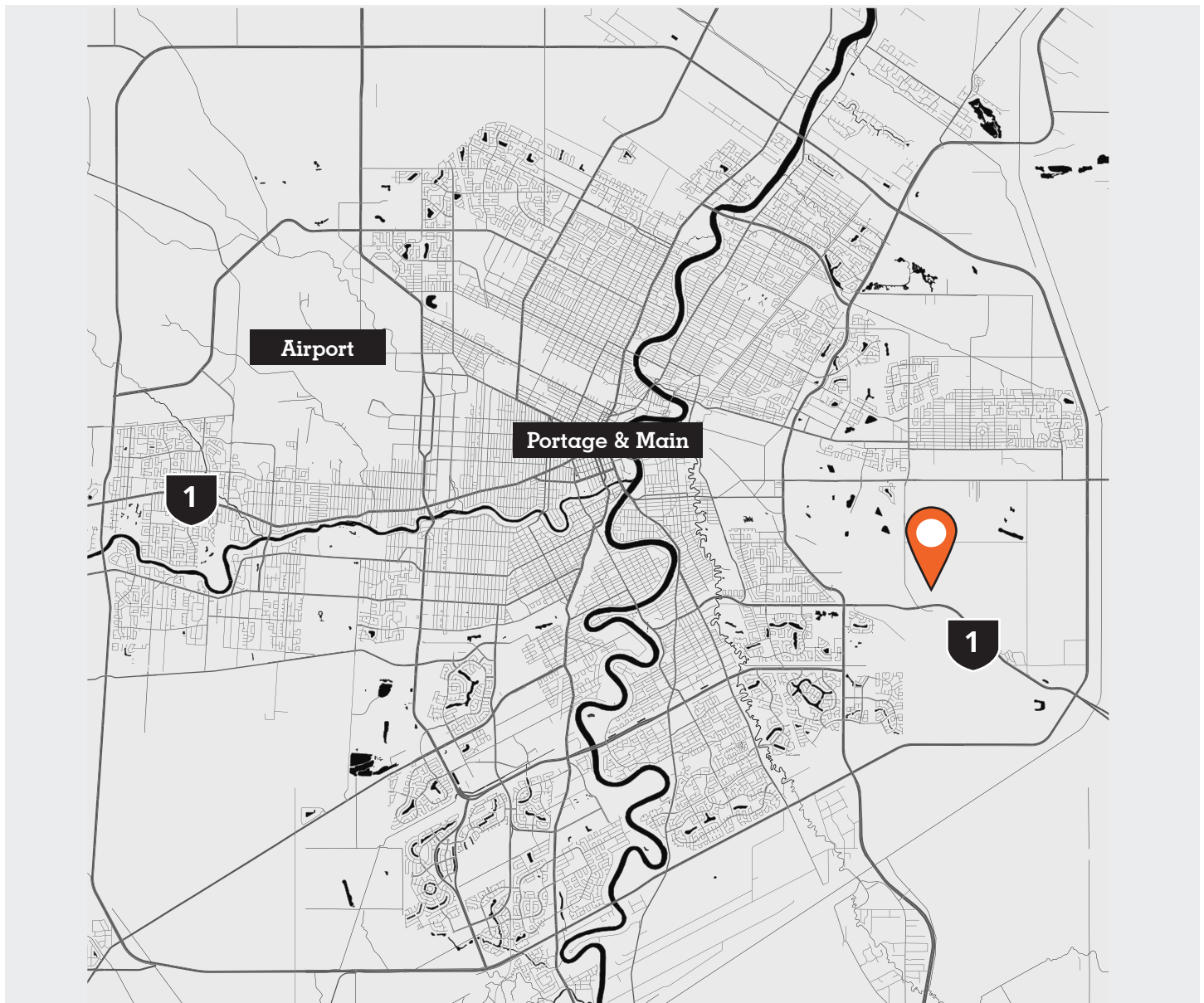
**84 min.
to the U.S.
Border**



**20 min. to
Richardson
Airport**



**2 min. to the
TransCanada
Hwy**



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information**

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68.0 MB: Industrial Business Zoning District

68.1 General Purpose

To establish a Zoning District for light industrial and related businesses which carry out their operations primarily within an enclosed building and with limited outdoor storage or operational characteristics.

68.2 Permitted Uses

- | | |
|--|--|
| 1) Business Support Service | 15) Professional, Financial and Office Support Service |
| 2) Commercial School | 16) Protective and Emergency Service |
| 3) Custom Manufacturing Establishment | 17) Public Park |
| 4) Drive-In Food Service | 18) Public Utility Service |
| 5) Eating and Drinking Establishment | 19) Rapid Drive-Through Vehicle Service |
| 6) Funeral Service - <i>no Crematorias</i> | 20) Spectator Entertainment Establishment |
| 7) Personal Service Shop | 21) Warehouse Sales |
| 8) Government Service | 22) Outdoor Participant Recreation Service |
| 9) Health Service | 23) Mini-Warehouse and Self-Storage |
| 10) Household Repair Service | |
| 11) Indoor Participant Recreation Service | |
| 12) Greenhouse, Plant and Tree Nursery | |
| 13) Mobile Catering Food Service | |
| 14) Non-Accessory Parking | |

68.3 Conditional Uses

- | | |
|---|-------------------------------|
| 1) Animal Shelter and Veterinary Service | 7) Farm Produce Outlet |
| 2) Amusement Establishment | 8) General Contractor Service |
| 3) Auctioneering Establishment | 9) General Storage |
| 4) Broadcasting and Motion Picture Studio | 10) Recycling Depot |
| 5) Equipment Rentals and Sales | 11) Wind turbine Personal Use |
| 6) Outdoor Amusement Enterprise | |

68.4 Site Regulations Permitted and Conditional Uses

- | | |
|---------------------|---|
| 1) Site Width | min. 22.86 m. (75.00 ft.) |
| 2) Site Area | min. 0.40 ha. (1.00 ac.) |
| 3) Floor Area Ratio | max. 1.00 |
| 4) Front Yard | min. 7.62 m. (25.00 ft.) |
| 5) Rear Yard | min. 3.05 m. (10.00 ft.) |
| 6) Side Yard | min. 3.05 m. (10.00 ft.) |
| 7) Corner Side Yard | min. 3.05 m. (10.00 ft.) |
| 8) Building Height | max. 10.67 m. (35.00 ft.); 3.00 storeys |

68.5 Site Regulations Accessory Uses, Buildings and Structures

- | | |
|---------------------|--------------------------|
| 1) Site Width | N/A |
| 2) Floor Area Ratio | N/A |
| 3) Front Yard | min. 7.62 m. (25.00 ft.) |
| 4) Rear Yard | min. 3.05 m. (10.00 ft.) |
| 5) Side Yard | min. 3.05 m. (10.00 ft.) |
| 6) Corner Side Yard | min. 4.57 m. (15.00 ft.) |
| 7) Building Height | max. 9.15 m. (30.00 ft.) |

Call us for more information

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