



Exciting leasing opportunity in Headingley

- Newly constructed stand alone building with yard space in West Perimeter South Industrial
- No business tax
- Shop floor drains
- Construction: wood frame on piled grade beam
- Exterior/interior metal cladding
- Low maintenance metal roof
- Ceiling height: 18 ft
- One washroom and one office
- Loading: 2 – 14 ft w X 16 ft h / OH door, 1 – 20 ft w x 16 ft h
- HVAC: in-floor heat, ceiling fans, light industrial air intake and exhaust system
- Power: 3 phase, 600 V, 200 A
- Zoning: IG – Industrial General



Space available:
1,320 sf - 4,080 sf
Yard space: 6,800+/- sf



Net rent:
\$12.00 - 14.00 psf
CAM / Tax: \$4.00 psf
(2022 estimate)



Building signage
available



Compound fenced



Possession: Immediate

**Get more
information**

Tom Snowden, Associate
D 204 560 1511
C 204 218 6645

Site Plan



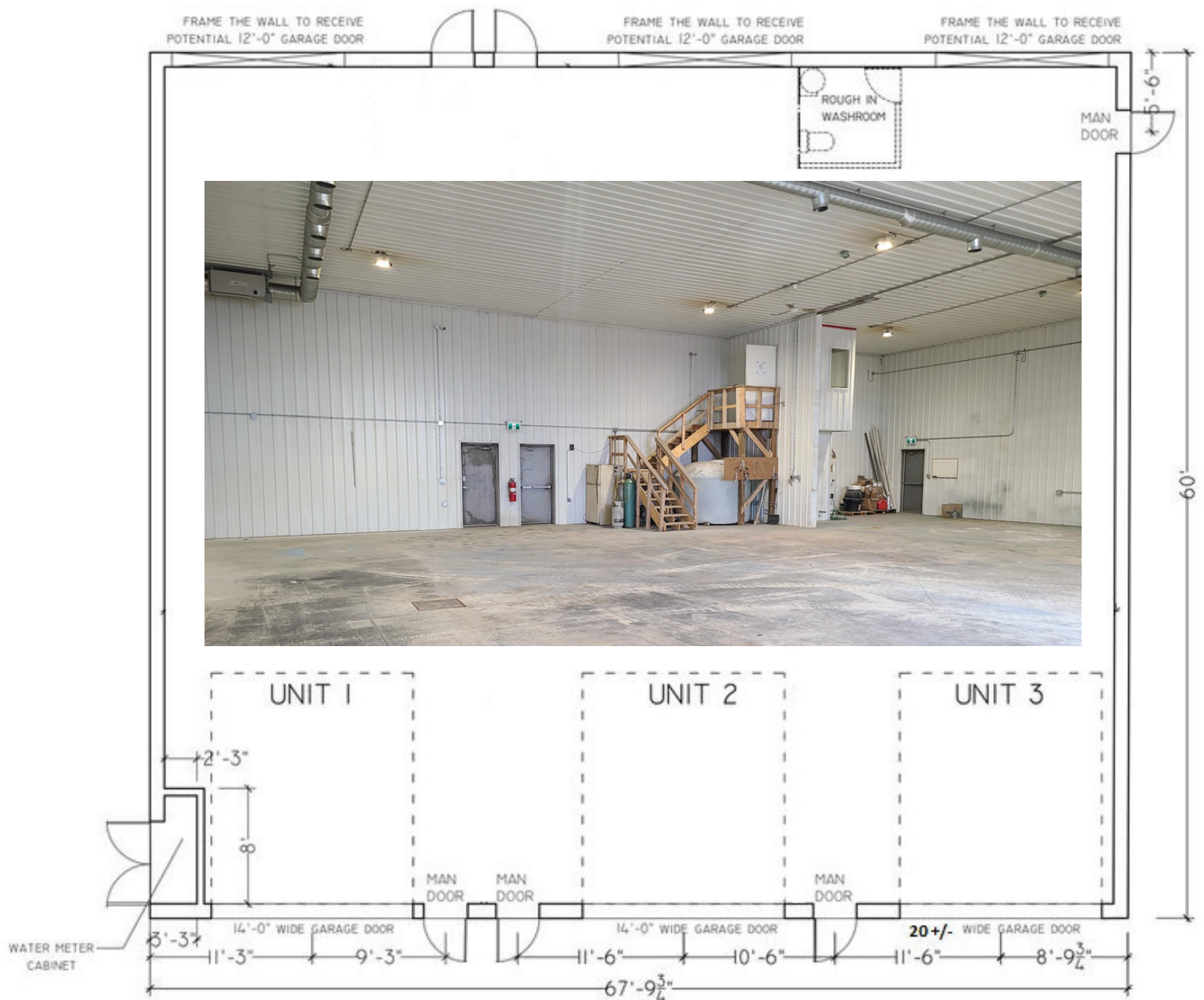
Get more
information

Tom Snowdon, Associate
D 204 560 1511
C 204 218 6645

Industrial For Lease
B. Rocke Business Park

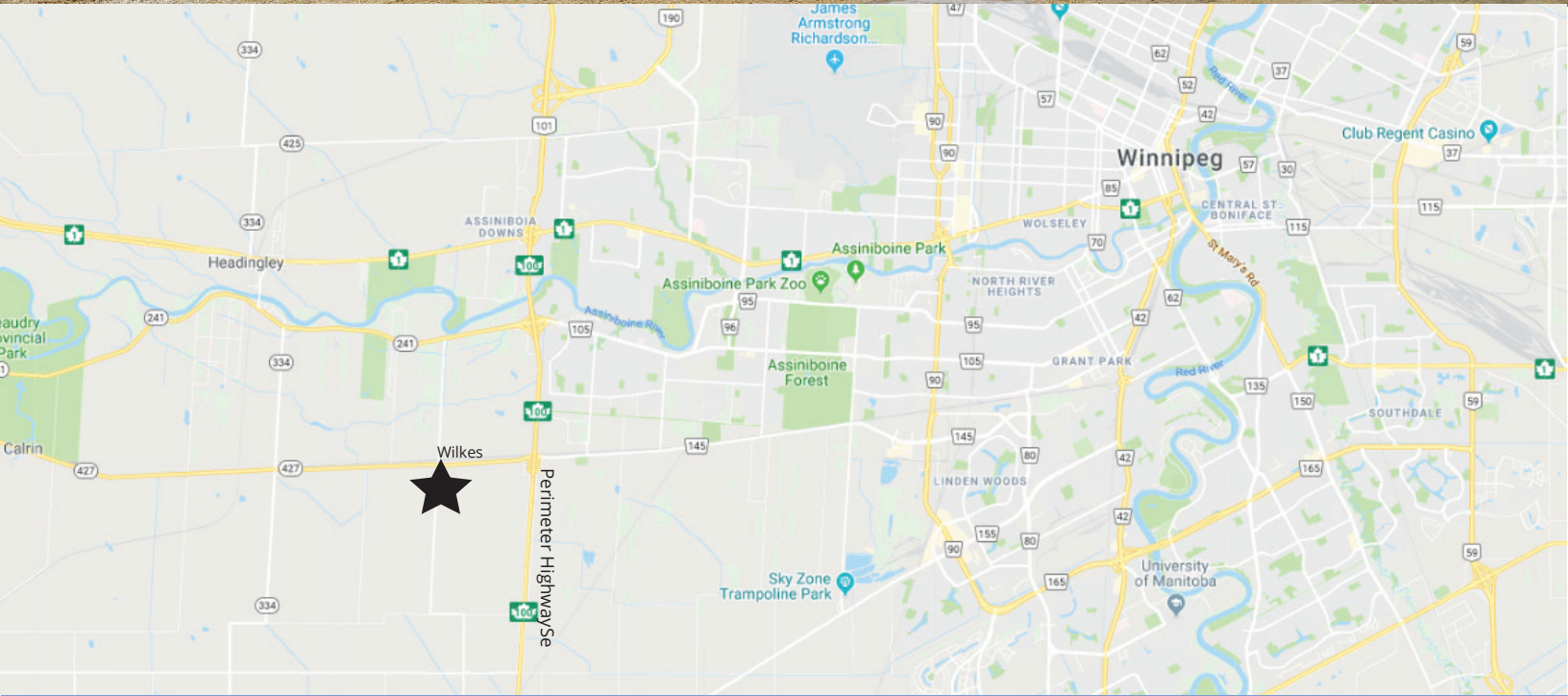
11 Sabrina Way
Headingley, MB R0G 1N0

Floor Plan



**Get more
information**

Tom Snowden, Associate
D 204 560 1511
C 204 218 6645



**AVISON
YOUNG**

**Avison Young Commercial
Real Estate**
185 Provencher Blvd., Unit 200
Winnipeg, MB R2H 0G4

T 204.560.1500
avisonyoung.com

Tom Snowdon
Associate
204.560.1511
tom.snowdon@avisonyoung.com



Platinum member