

FOR SALE/LEASE

Freestanding Industrial Building with Large Compound Area

692 & 696 Discovery Drive, Grande Pointe, Manitoba



MA
INDUSTRIAL
MANUFACTURING



BUILDING
5,944 SF



LAND SIZE
4.51 ACRES



COMPOUND
2.25 ACRES

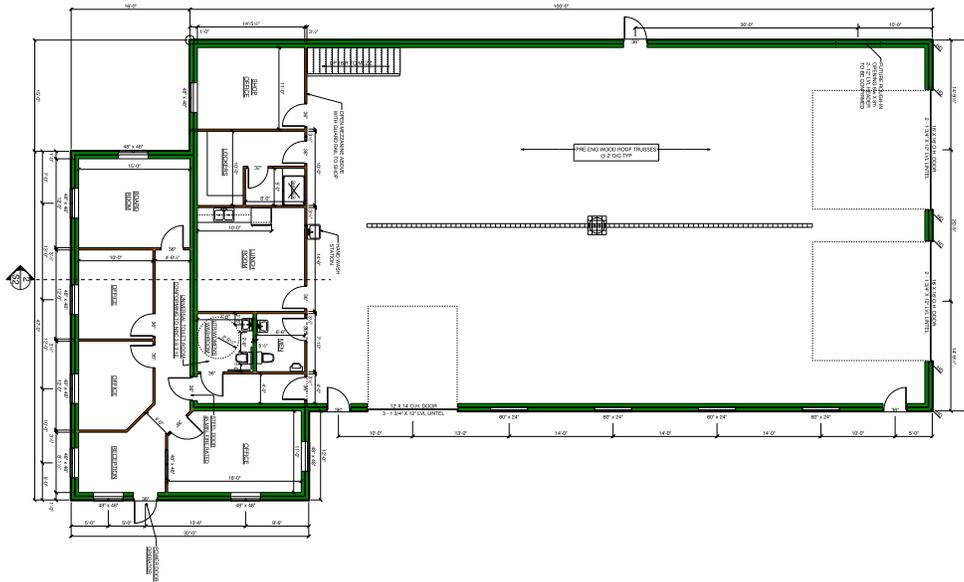
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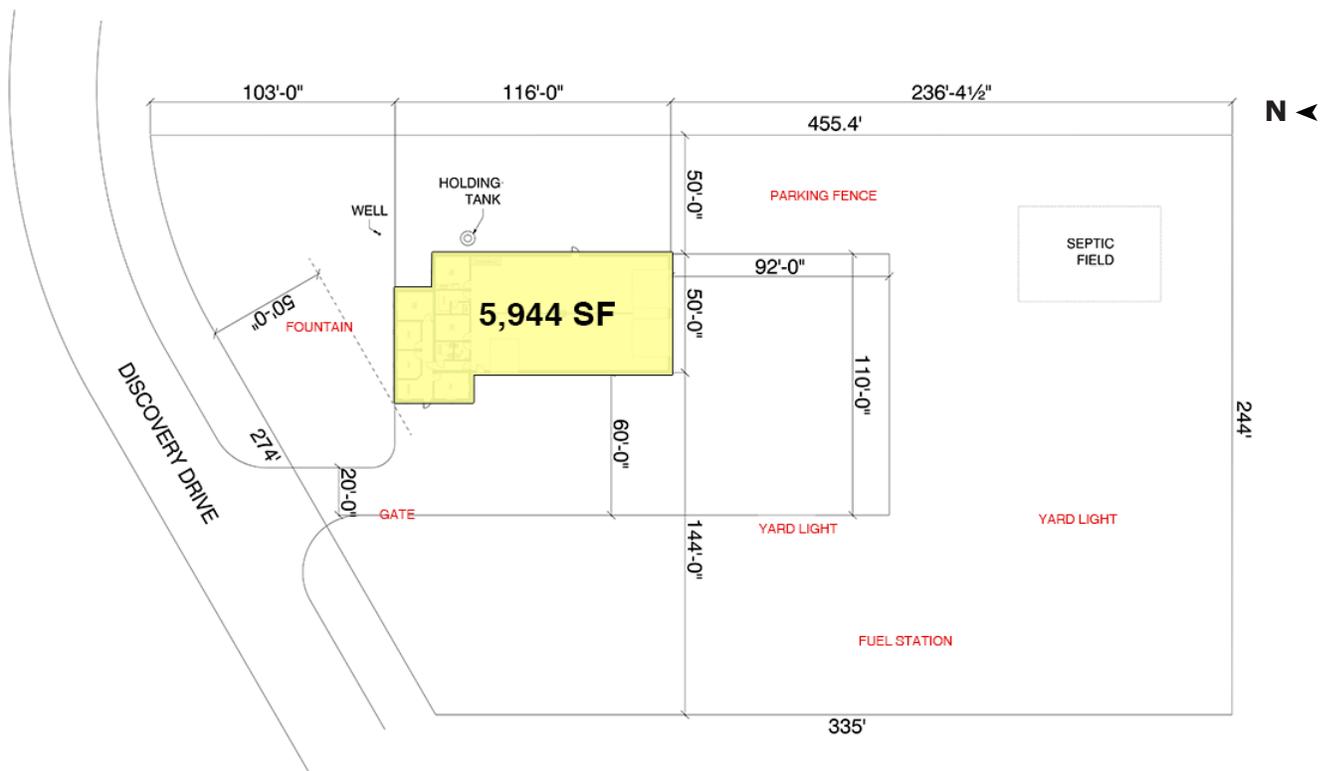
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FLOOR PLAN



SITE PLAN



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PROPERTY SUMMARY

Office	+/- 944 SF
Warehouse	5,000 SF
Mezzanine (Storage)	+/- 700 SF
Total	+/- 5,944 SF

Land Area 4.51 Acres

Asking Price \$2,500,000

Net Lease Rate \$22/SF

Property Taxes 2024 (est.) \$22,337.28

Zoning MA - Industrial Agricultural

Ceiling Height +/- 18'

Grade Loading 1 x 14'
2 x 16'

FEATURES

- Built in 2017 - wood frame construction.
- Main floor has approximately 944 SF of private offices, boardrooms, washrooms, and staff area.
- Multiple grade loading doors.
- Fenced compound/with exterior lighting.
- Floor drains.
- Floor Thickness is 6".
- Power is 600Amps 3-Phase.
- Heating and cooling includes in floor heat in office area with additional ductless mini split heat/AC.
- Warehouse has gas fired unit heaters.

LEGAL DESCRIPTION

692 DISCOVERY DRIVE

LOT 16 PLAN 60154
ROLL NUMBER 112430.00

696 DISCOVERY DRIVE

LOT 17 PLAN 60154
ROLL NUMBER 112432.00



LOCATION

- The subject properties are located in the R.M. of Ritchot on the east side of Discovery Drive, within one mile of Provincial Trunk Highway #59 in the Grande Pointe Industrial Acres.
- **St. Adolphe:** Located closest to Winnipeg, St. Adolphe is a rapidly growing community known for its family-friendly atmosphere and community amenities.
- **Ile des Chênes:** East of the Red River is a growing community that combines rural charm with modern amenities. Recent residential growth has attracted families seeking a quieter lifestyle close to Winnipeg, supported by schools, recreation, and local businesses.
- **Ste. Agathe and Grande Pointe:** Peaceful rural communities with growing residential appeal, both offer easy access to Winnipeg—Ste. Agathe via Highway 75 and Grande Pointe just southeast of the city—attracting commuters seeking space and tranquility
- **Ritchot** benefits from an extensive infrastructure network, including Highway 75, a primary trade route connecting Winnipeg to the U.S. border. This accessibility has attracted various small businesses and light industries to the area, fostering economic growth.

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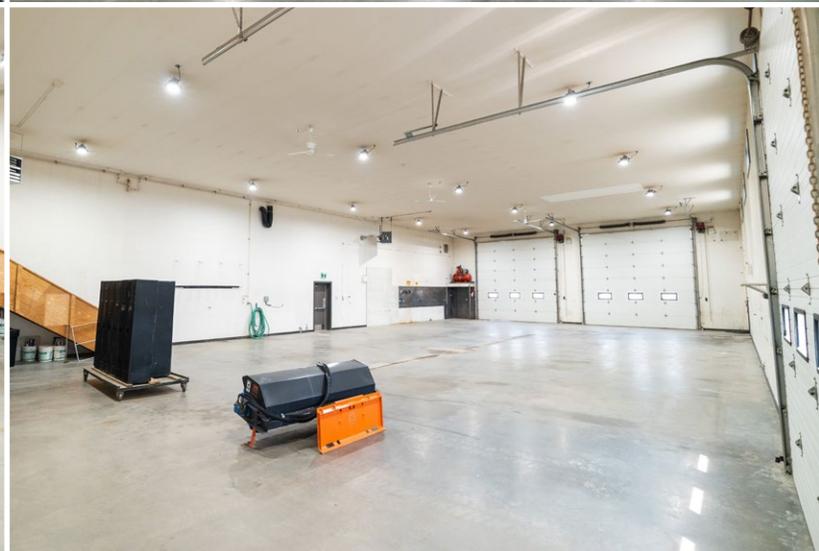
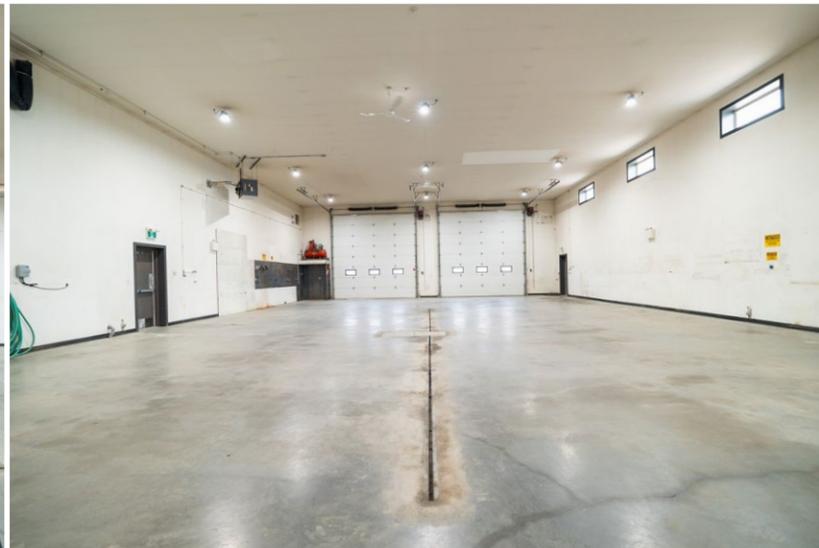
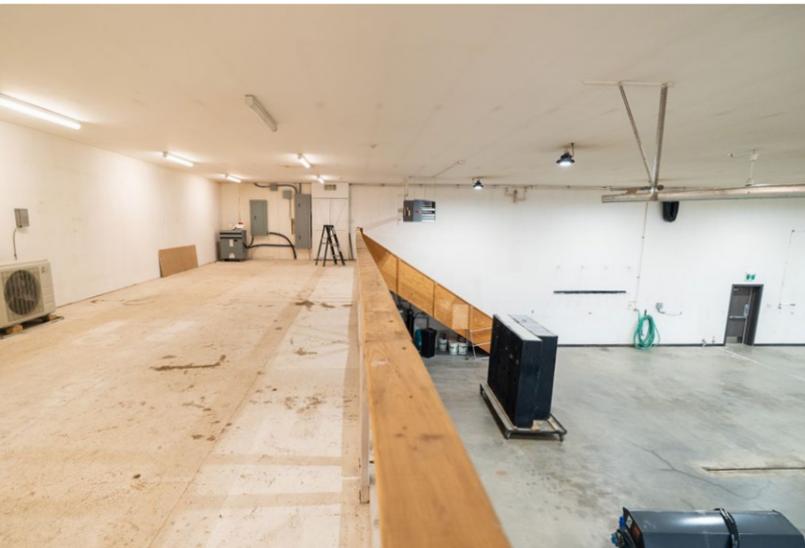
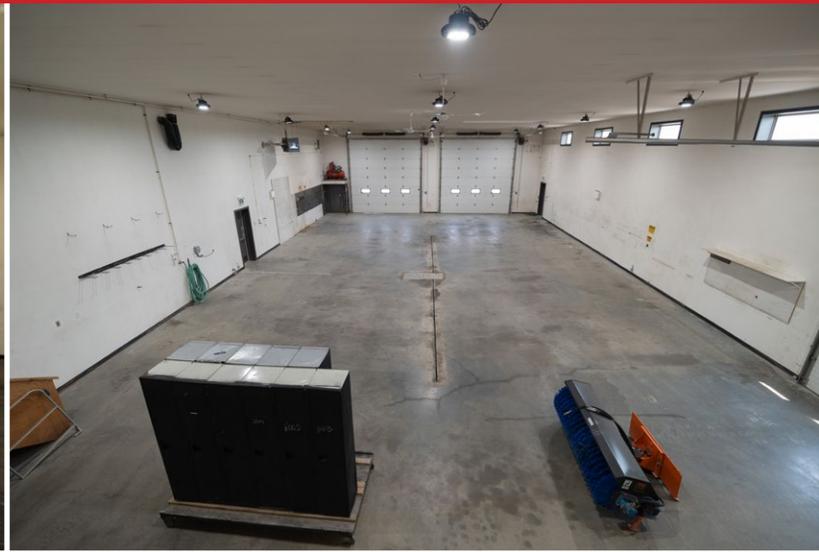


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