

**AVISON
YOUNG**

Oak Bluff Industrial Park

**Industrial Building with Office
For Lease**

**145 Oakland Road
Oak Bluff, MB**



Click to view 360 Property Tour



Tom Snowdon
Senior Associate
204 560 1511
tom.snowdon@avisonyoung.com



Platinum
member

Property overview

145 Oakland Road, Oak Bluff, MB



Property overview

Space available 10,452 sf

Total lot size 1.93 acres

Office space

- 1,000+/- sf
- Private office, open work area / showroom, reception area and abundant natural light

Warehouse

- 9,400+/- sf
- 700+/- sf mezzanine space
- 16 ft 5 in warehouse ceilings
- 3 grade doors and 1 dock door available

Signage Building signage available

Parking 28 stalls

- Freestanding building
- Office / showroom air conditioned
- Located in Oak Bluff Industrial Park within close proximity to Perimeter Hwy and McGillivray Blvd.
- Extensively refurbished office and reception area with additional improvements to the warehouse.
- New landscaped exterior and graded and compact loading and parking area
- Zoning: CMU-Commercial Mixed Use

Net lease starting at: \$11.95 psf

CAM / Tax: \$4.00 psf + 5% Net Management Fee

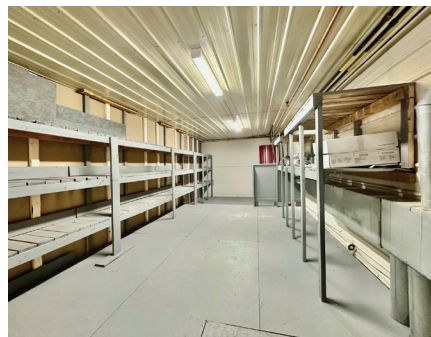
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Tom Snowdon
D +1 204 560 1511
C +1 204 218 6645

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Images - Office & Mezzanine

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Images - Warehouse

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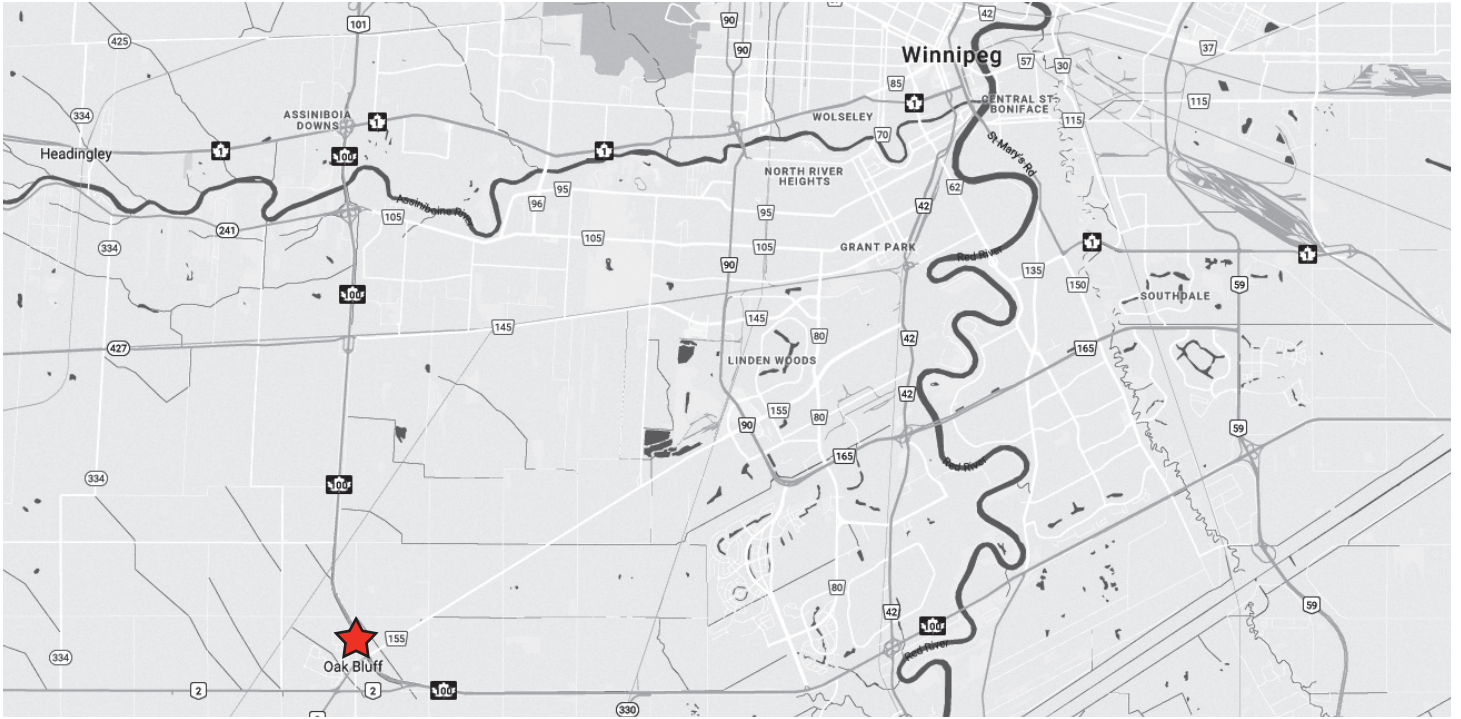
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Location

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Call for more information

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