



## INDUSTRIAL FLEX SPACE FOR LEASE **3000 MCCREARY ROAD**

**STEPHEN SHERLOCK**  
Vice President

T 204 928 5000  
C 204 799 5526  
E [steve.sherlock@cwinnipeg.com](mailto:steve.sherlock@cwinnipeg.com)

**RYAN MUNT**  
Executive Vice President  
*Ryan Munt Personal Real Estate Corporation*

T 204 928 5015  
C 204 298 1905  
E [ryan.munt@cwinnipeg.com](mailto:ryan.munt@cwinnipeg.com)



# PROPERTY HIGHLIGHTS

PHASE I (+/-) 24,000 SF AVAILABLE

- Brand new flex space now under construction
- Great exposure just north of the controlled intersection of McGillivray Boulevard and McCreary Road
- Just outside of city of Winnipeg limits in the RM of MacDonald
- No City of Winnipeg business taxes
- High quality pre-cast construction with 20' clear ceiling height
- All loading door openings are 10' x 14' to allow for grade level loading, dock level loading or windows
- Two 13,000 sf clearspan sections with bay sizes starting at (+/-) 2,500 sf
- Ready for tenant improvements

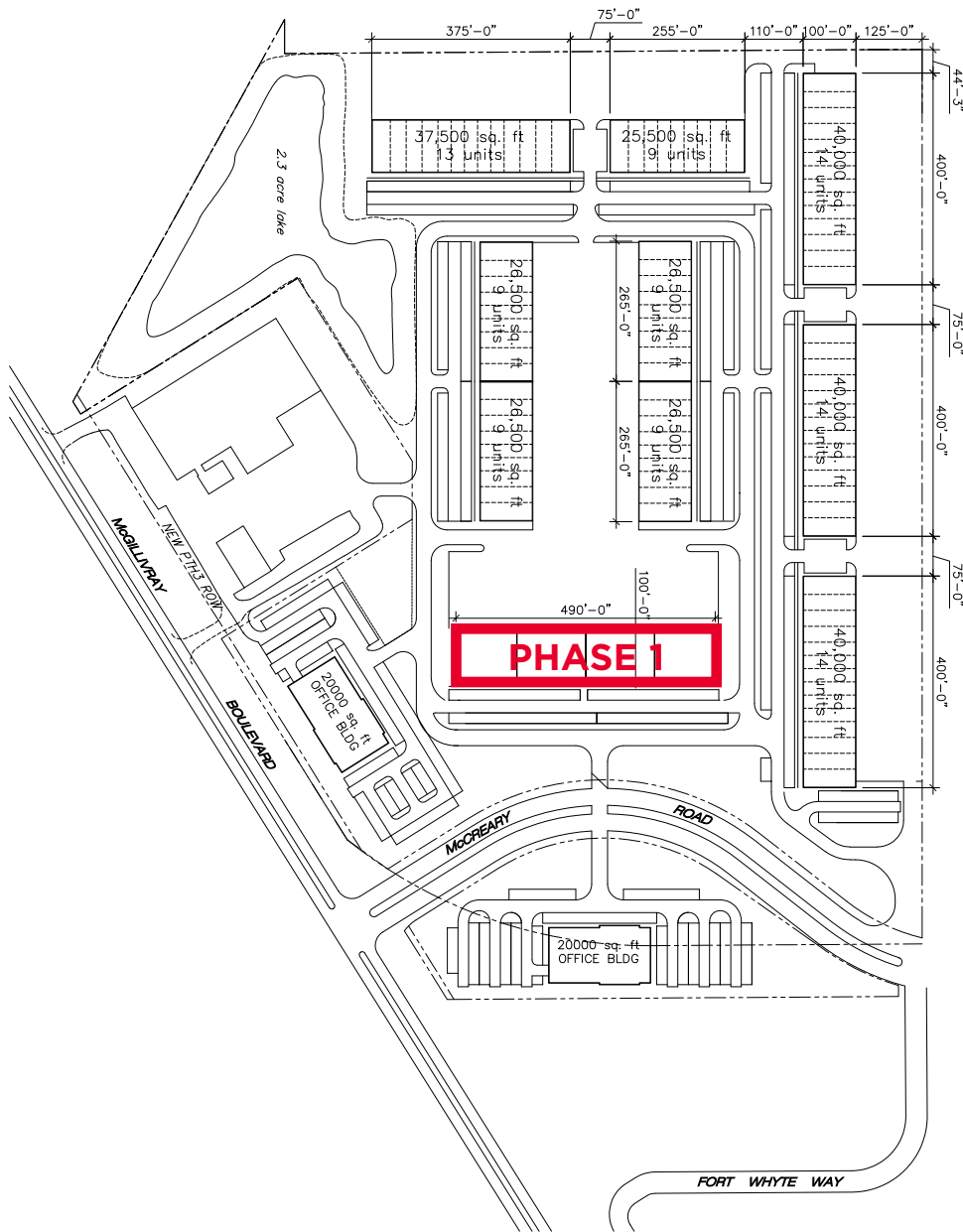
**LEASE RATE: TBD**

**CAM & TAX: \$4.75 PSF (2025 EST)**

*\*PLUS MANAGEMENT FEE OF 5% OF GROSS RENT*



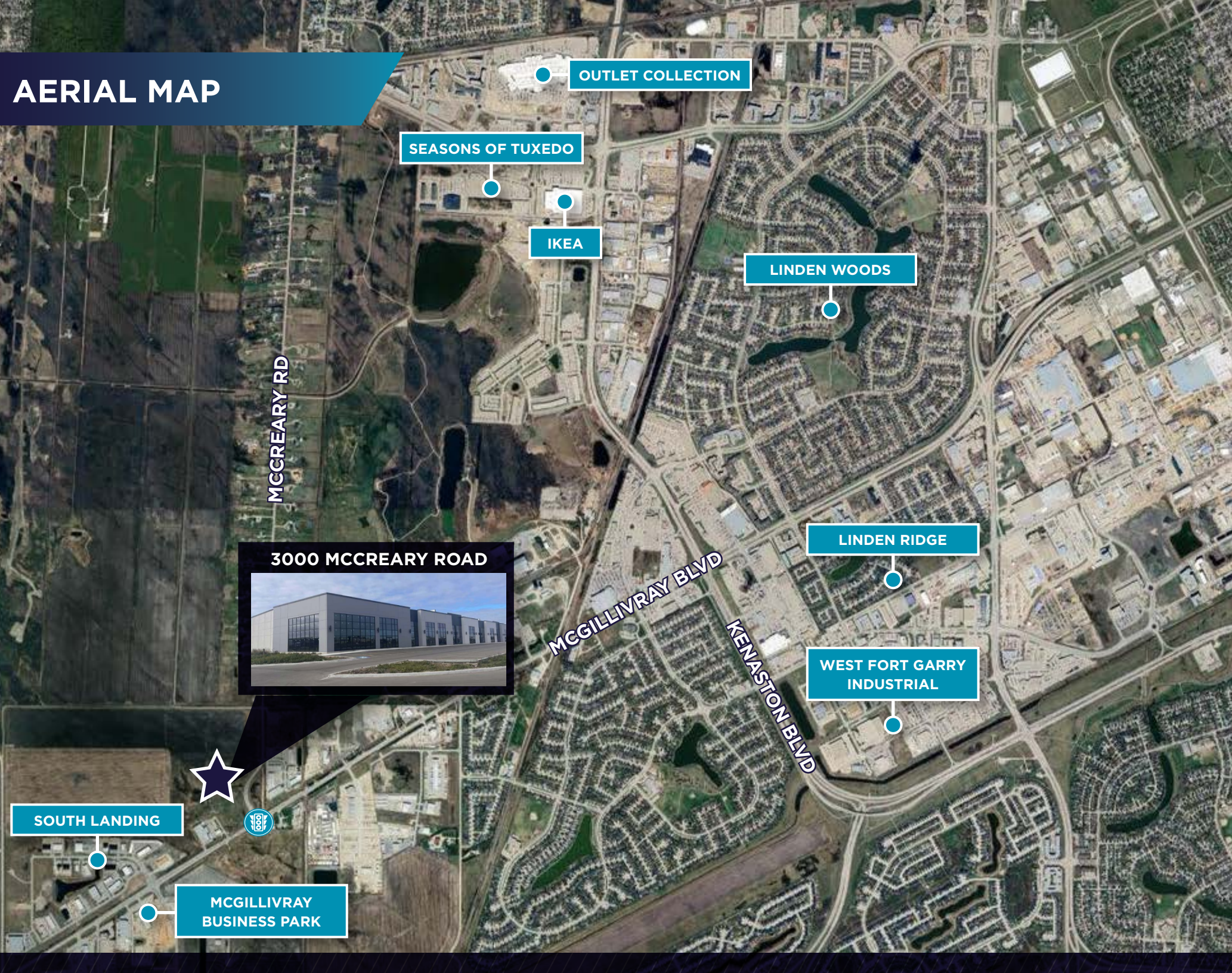
# FUTURE DEVELOPMENT



## BASE BUILDING SPECIFICATIONS

<b>Walls &amp; Flooring</b>	<ul style="list-style-type: none"> <li>Insulated to R20</li> <li>Smooth trowelled concrete floor slab designed to support a distributed surcharge load of 100 lbs. per sq. ft.</li> </ul>
<b>Roof</b>	<ul style="list-style-type: none"> <li>Insulated to R30</li> </ul>
<b>HVAC</b>	<ul style="list-style-type: none"> <li>One 3-ton rooftop HVAC unit and one gas-fired unit heater per bay</li> </ul>
<b>Electrical Panel</b>	<ul style="list-style-type: none"> <li>A power supply will be brought to the premises up to and including an empty distribution panel</li> <li>3 Phase 347/600 Volt, 800 Amp main with 70 Amp 347/600 Volt, 3 Phase 4 Wire electrical service per bay</li> </ul>
<b>Data</b>	<ul style="list-style-type: none"> <li>An empty conduit will be provided</li> </ul>
<b>Plumbing</b>	<ul style="list-style-type: none"> <li>Domestic water supply and capped drain line provided for each bay</li> </ul>
<b>Lighting</b>	<ul style="list-style-type: none"> <li>Up to 50% LED warehouse lighting shall be provided</li> </ul>

# AERIAL MAP



OUTLET COLLECTION

SEASONS OF TUXEDO

IKEA

LINDEN WOODS

MCCREARY RD

3000 MCCREARY ROAD



MCGILLIVRAY BLVD

LINDEN RIDGE

KENASTON BLVD

WEST FORT GARRY INDUSTRIAL

SOUTH LANDING

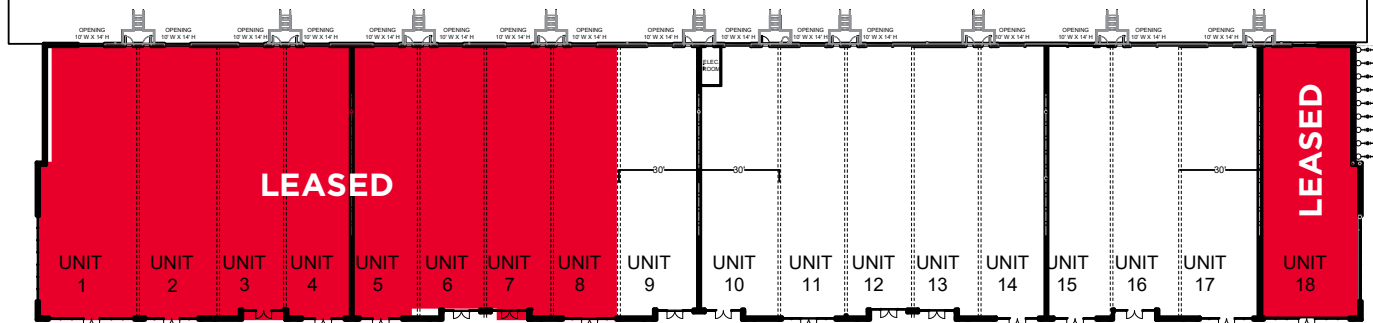
MCGILLIVRAY BUSINESS PARK



# SITE PLAN

## DRAWING NOTES:

1. DO NOT SCALE DRAWINGS.
2. ALL BAYS NOT DIMENSIONED ARE TYPICAL WIDTH OF 25'





## CONTACT

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