INDUSTRIAL FLEX SPACE FOR LEASE
3000 MCCREARY ROAD

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CUSHMAN & WAKEFIELD
Winnipeg

PROPERTY HIGHLIGHTS

PHASE I (+/-) 16,000 SF AVAILABLE

- Brand new flex space ready for occupancy!
- 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
- Zoned: MB - Industrial Business

LEASE RATE: TBD

CAM & TAX: $4.75 PSF (2025 EST)

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

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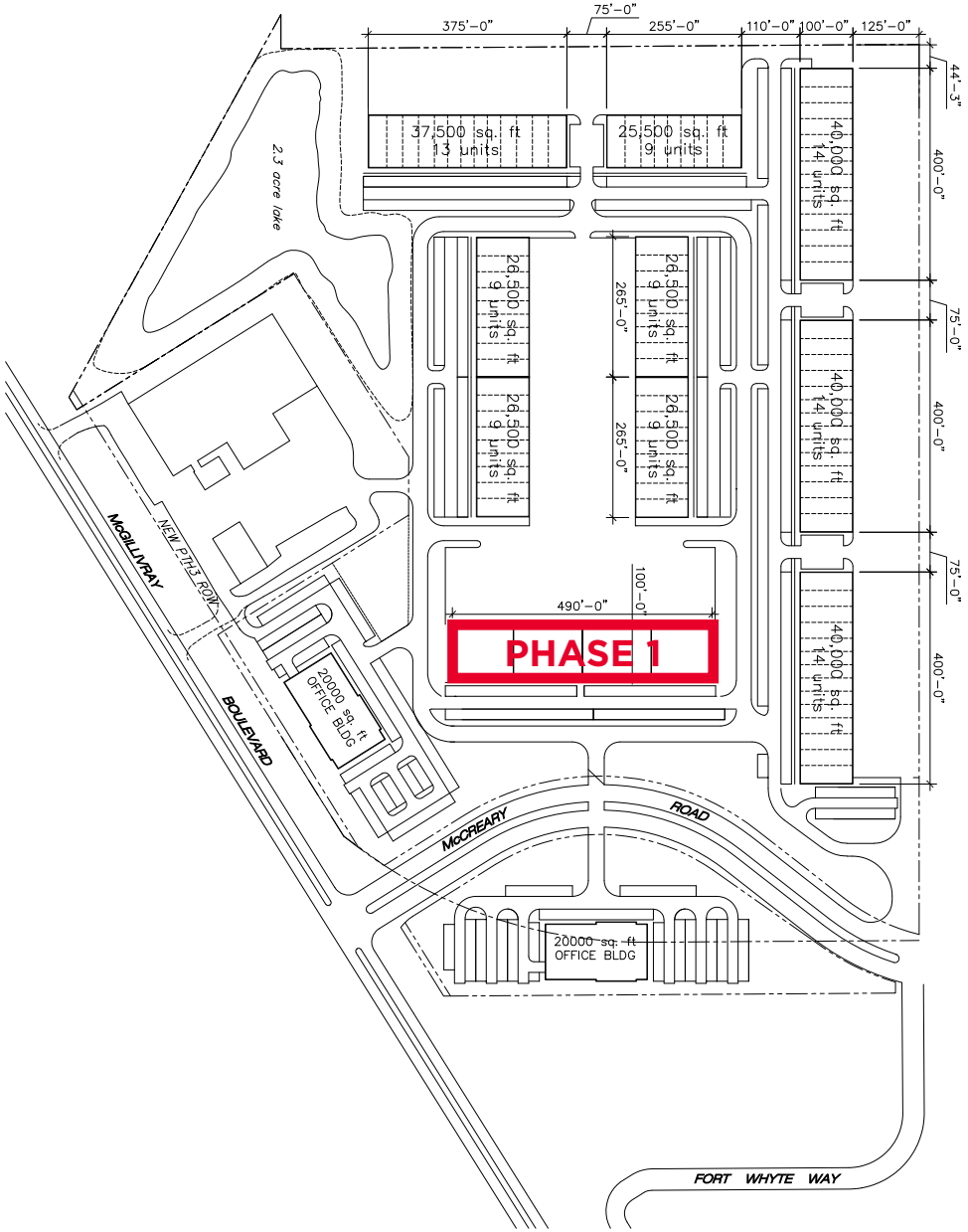
FUTURE DEVELOPMENT



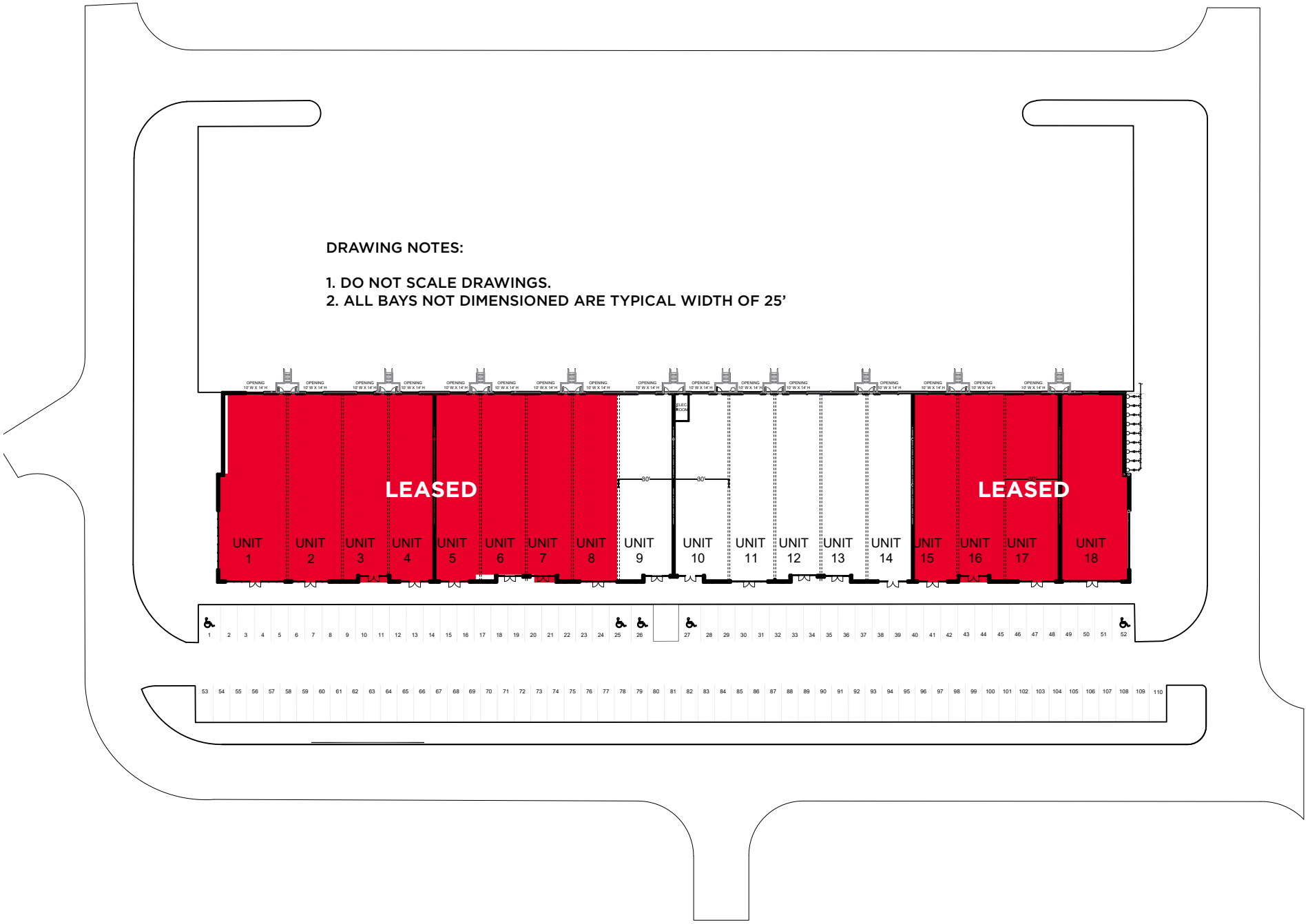
BASE BUILDING SPECIFICATIONS

Walls & Flooring	• Insulated to R20 • Smooth trowelled concrete floor slab designed to support a distributed surcharge load of 100 lbs. per sq. ft.
Roof	• Insulated to R30
HVAC	• One 3-ton rooftop HVAC unit and one gas-fired unit heater per bay
Electrical Panel	• A power supply will be brought to the premises up to and including an empty distribution panel • 3 Phase 347/600 Volt, 800 Amp main with 70 Amp 347/600 Volt, 3 Phase 4 Wire electrical service per bay
Data	• An empty conduit will be provided
Plumbing	• Domestic water supply and capped drain line provided for each bay
Lighting	• Up to 50% LED warehouse lighting shall be provided

AERIAL MAP

OUTLET COLLECTION
SEASONS OF TUXEDO
IKEA
LINDEN WOODS
MCCREARY RD
3000 MCCREARY ROAD
LINDEN RIDGE
MCGILLIVRAY BLVD
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'
LEASED
LEASED
UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
UNIT 9
UNIT 10
UNIT 11
UNIT 12
UNIT 13
UNIT 14
UNIT 15
UNIT 16
UNIT 17
UNIT 18
30'
30'
30'

CONTACT

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