(+/-) 4,736 SF INDUSTRIAL BUILDING WITH GRADE LOADING FOR LEASE

8 DON VALLEY PARKWAY



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CUSHMAN & WAKEFIELD
Winnipeg



PROPERTY HIGHLIGHTS

(+/-) 4,736 SF AVAILABLE

- Strategically located in the RM of Springfield, near Gunn Road and Redonda Street
- Convenient access to the Perimeter Highway and major trucking routes
- No City of Winnipeg business taxes
- (+/-) 4,736 SF available, plus (+/-) 1,500 SF bonus mezzanine
- Functional office layout featuring open workspace, private offices, and kitchen area
- 14’ x 14’ grade-level loading door
- Zoned MG

LEASE RATE: $14.95 PSF

ADDITIONAL RENT: $4.10 PSF (2026 EST)

**Management Fee: 5% of gross rent*



PROPERTY
IMAGES

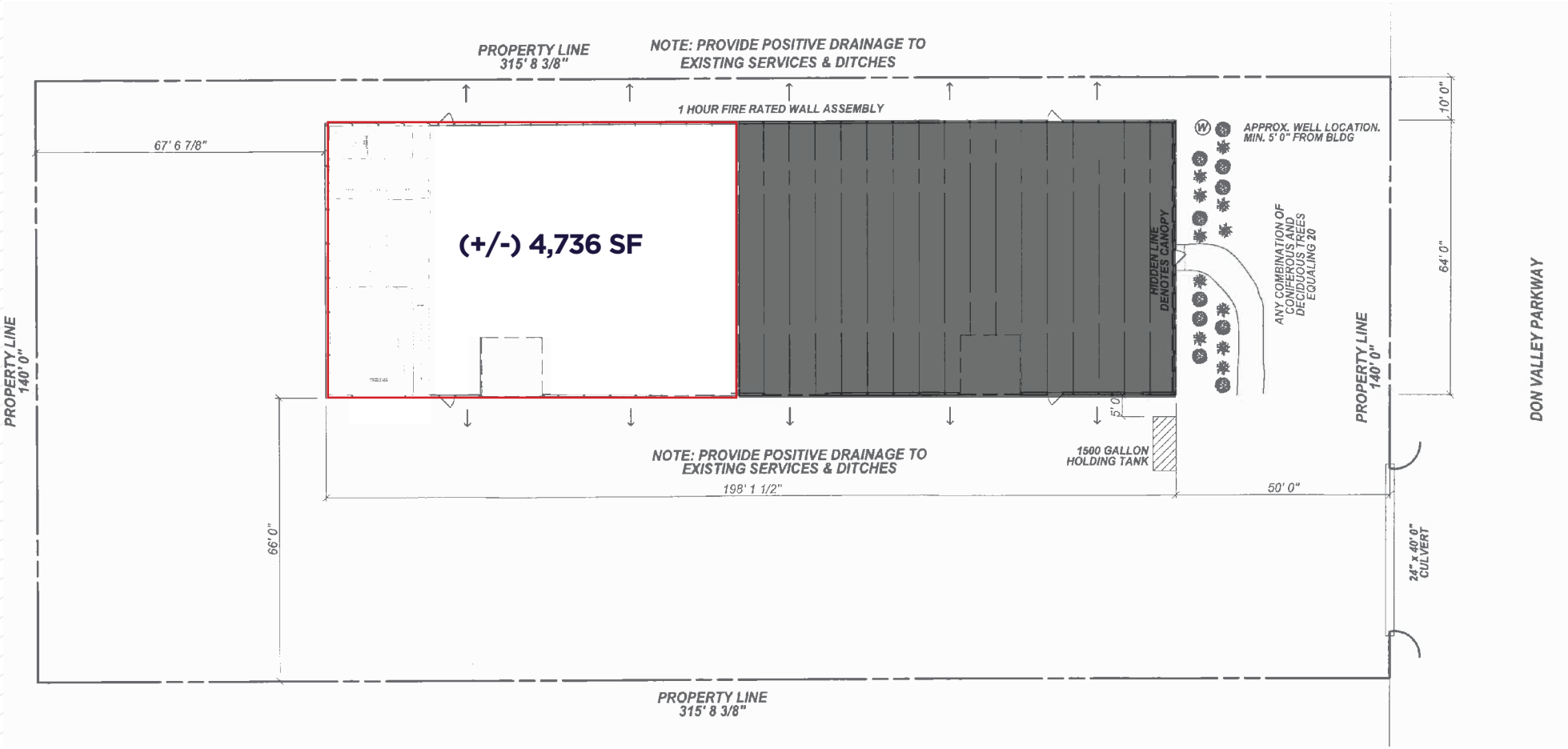




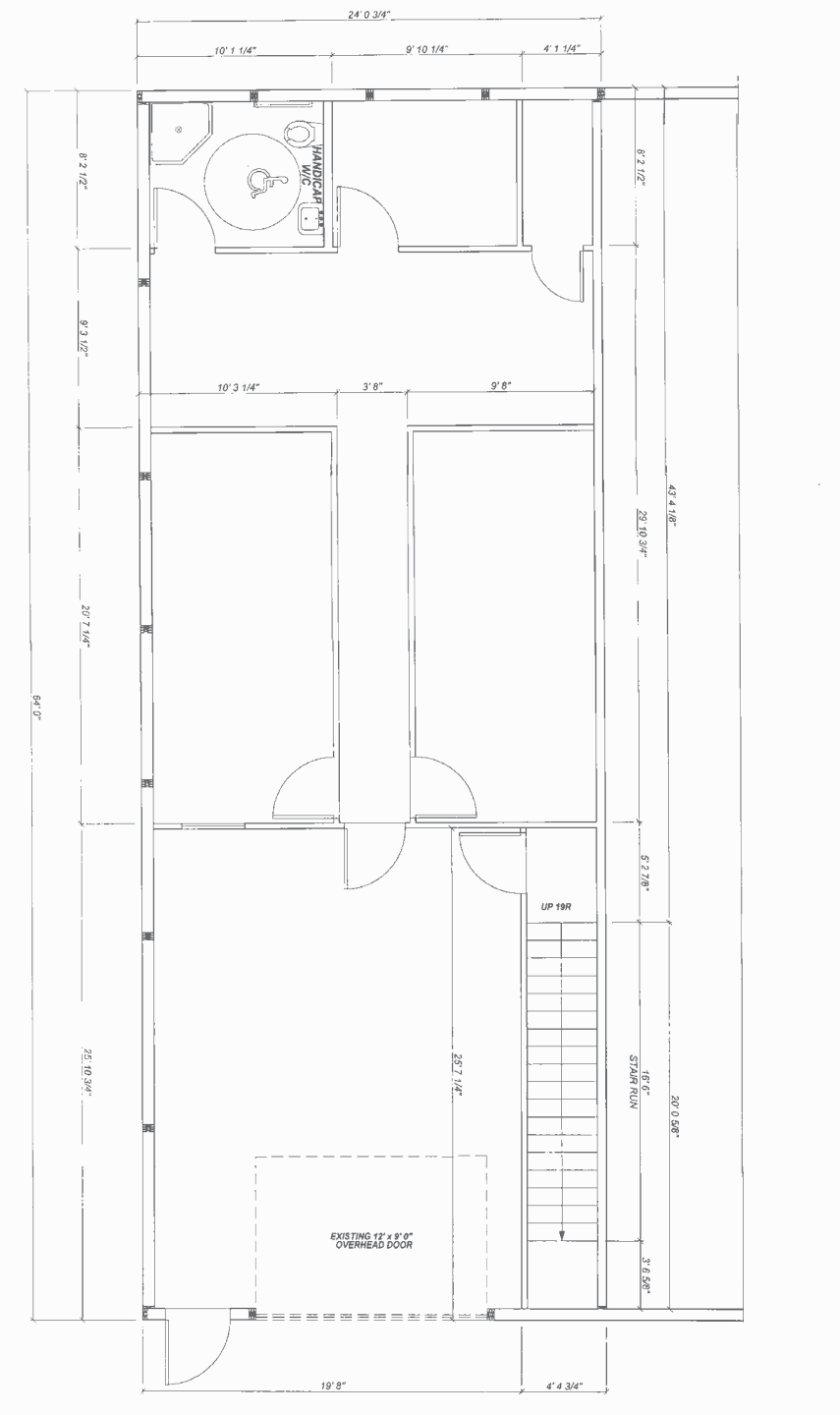




SITE
PLAN

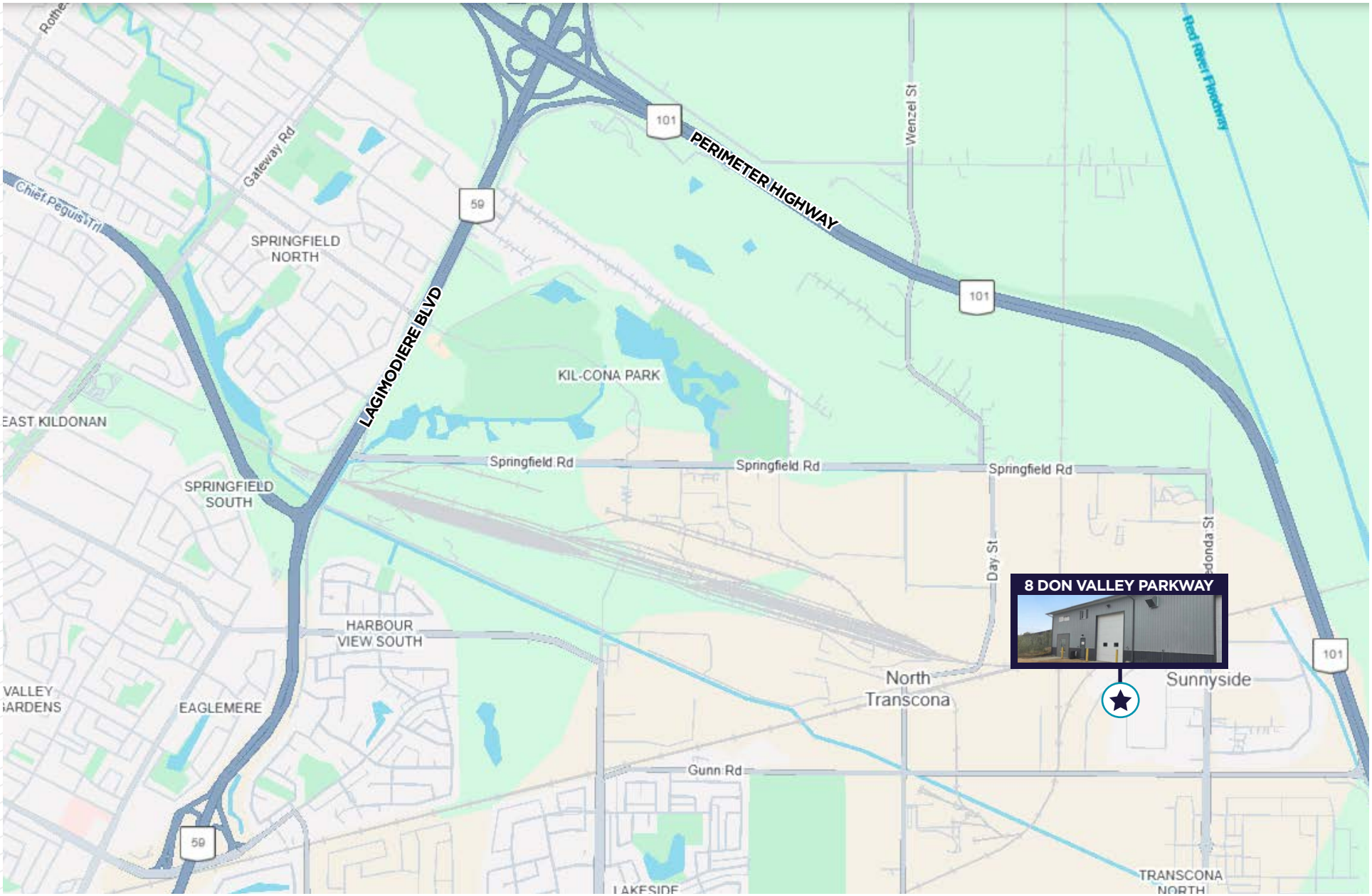

PROPERTY LINE
315' 8 3/8"
NOTE: PROVIDE POSITIVE DRAINAGE TO
EXISTING SERVICES & DITCHES
1 HOUR FIRE RATED WALL ASSEMBLY
67' 6 7/8"
(+/-) 4,736 SF
APPROX. WELL LOCATION.
MIN. 5' 0" FROM BLDG
HIDDEN LINE
DENOTES CANOPY
ANY COMBINATION OF
CONIFEROUS AND
DECIDUOUS TREES
EQUALING 20
10' 0"
64' 0"
PROPERTY LINE
140' 0"
DON VALLEY PARKWAY
PROPERTY LINE
140' 0"
5' 0"
NOTE: PROVIDE POSITIVE DRAINAGE TO
EXISTING SERVICES & DITCHES
1500 GALLON
HOLDING TANK
198' 1 1/2"
50' 0"
66' 0"
24" x 40' 0"
CULVERT
PROPERTY LINE
315' 8 3/8"

OFFICE
FLOOR PLAN



LOCATION

MAP





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