

FOR LEASE

NEW INDUSTRIAL BUILDING AVAILABLE, MINUTES FROM WINNIPEG

13 FAST LANE, HEADINGLEY, MB.



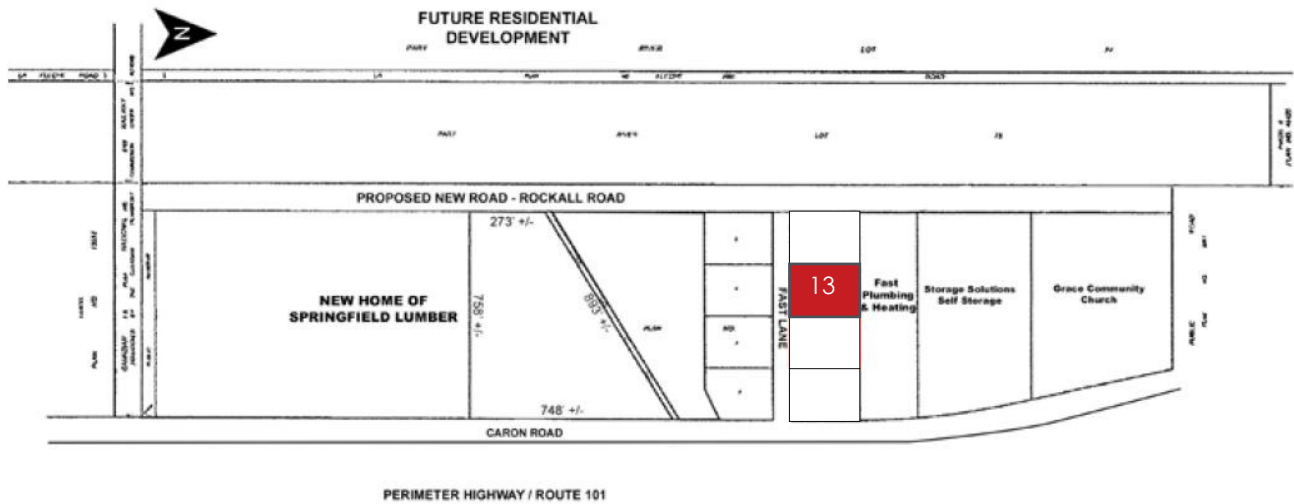
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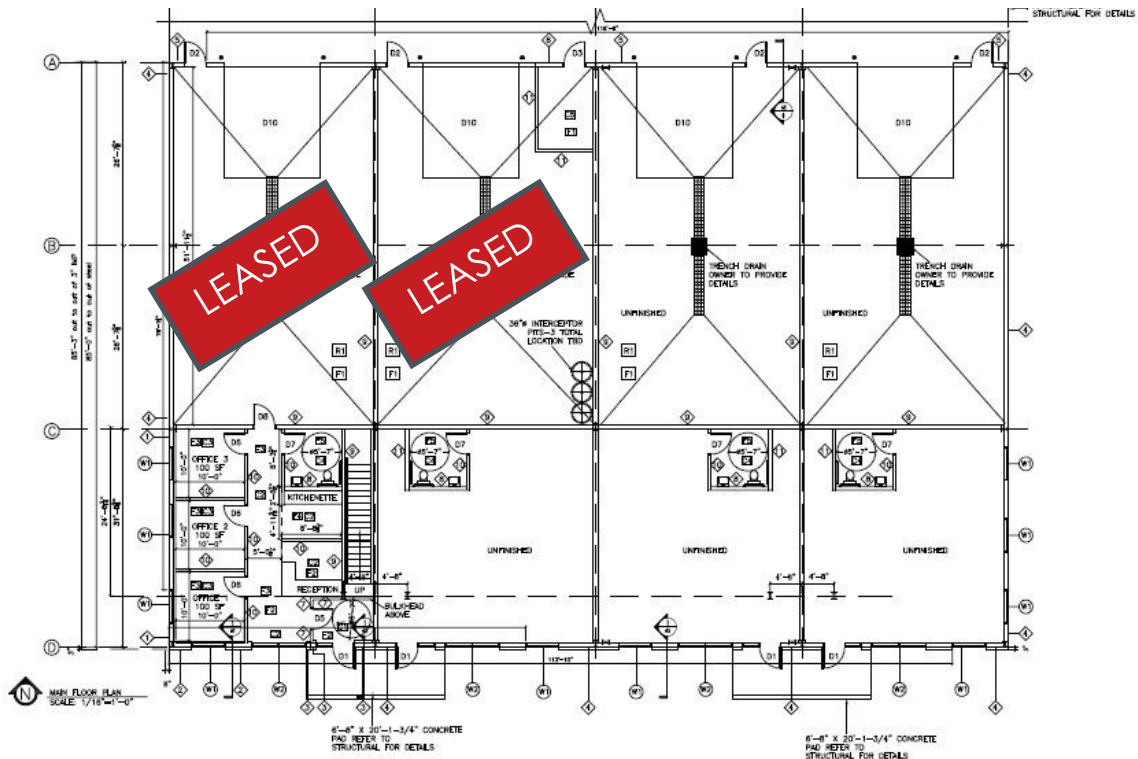
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SITE PLAN



FLOOR PLAN



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PROPERTY SUMMARY

Available	Immediately
Unit Sizes	Unit 1: 2,550 +/- SF Mezzanine: Approx. 898 +/- SF
Rental Rate	\$12.95/SF/Annum
Additional Rent (est.)	TBD
Parking	TBD
Zoning	IB - Industrial Business Zone
Heating	Gas Radiant Heaters
Office Heating	Rooftop - HVAC
Ceiling Height	24'
Loading	Grade OH Doors—14'x16' with concrete apron
Power	150 Amp/120/208 Volts - 3 Phase
Lighting	LED

*THE LESSEE IS RESPONSIBLE FOR CONFIRMING THE ACCURACY OF SIZE AND ANY OTHER INFORMATION HEREIN DURING ITS DUE DILIGENCE

FEATURES

- Pre-engineered steel structure with front and side glazing.
- Unit includes floor drain, washrooms roughed in and sperate meters for each space.
- Compound available.
- Services available—sewer and water, hydro, gas, telephone.
- Service road access and new road (Rockall Road) planned for West side of development.
- No business tax.
- Situated west of the Perimeter Highway and south of Roblin Boulevard.

POTENTIAL USES

- Warehouse
- Contractor
- Light Industrial
- Manufacturing
- Offices

