

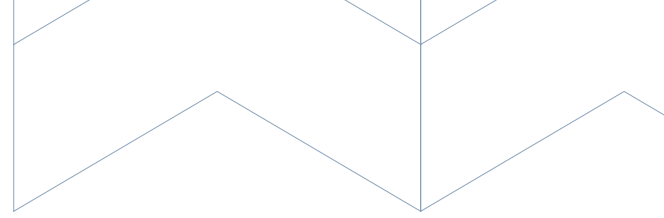


280 Transport Road, RM of Springfield, Manitoba

Freestanding Industrial with Yard

For Lease





Property Details

+/- 4,300 sq. ft.

BUILDING SIZE

+/- 1.11 acres

LAND SIZE

\$15.95/sq. ft.

NET LEASE RATE

\$3.25/sq. ft.

CAM & TAX (EST. 2026)

18' Clear

CEILING HEIGHT

12' x 10' grade level door

LOADING

200 amp, 3 phase

ELECTRICAL

MG - Manufacturing General

ZONING

Features

- Layout consists of showroom with reception and office space along with warehouse space and partial mezzanine
- Building offers a practical configuration for several industrial operations
- Compound storage capabilities with excess land
- Well located at the edge of Winnipeg, offering the convenience of city access with the flexibility and savings of the RM of Springfield
- Easy access to major transportation routes, including the Perimeter Highway and Gunn Road, ensuring efficient logistics and connectivity
- Ample parking and maneuvering space suitable for trucks, trailers, and operations.

Highlights



Located in the
RM OF SPRINGFIELD



Excellent Access
TO MAJOR TRANSPORTATION
ROUTES



Ideally Suited For
A MIX OF INDUSTRIAL USES

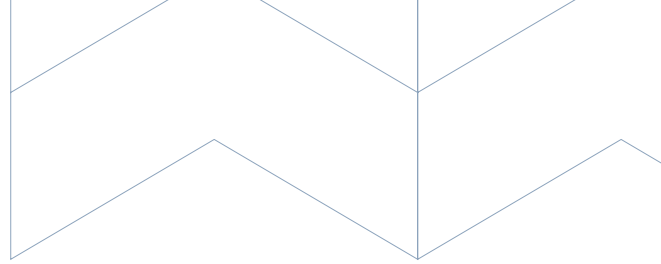


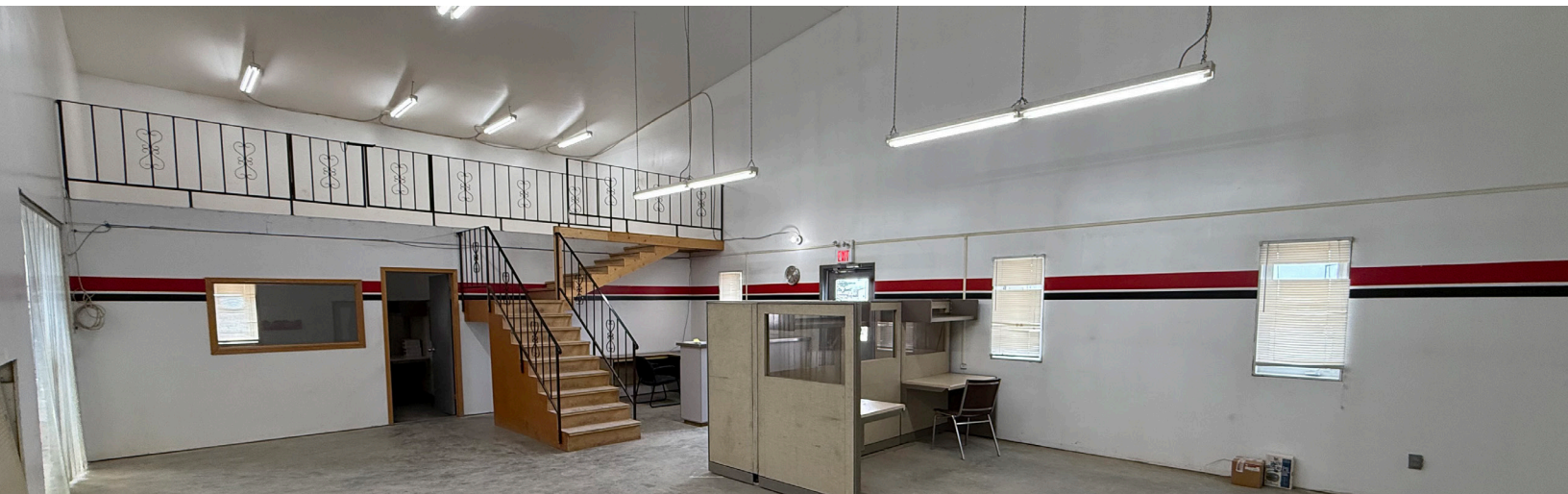
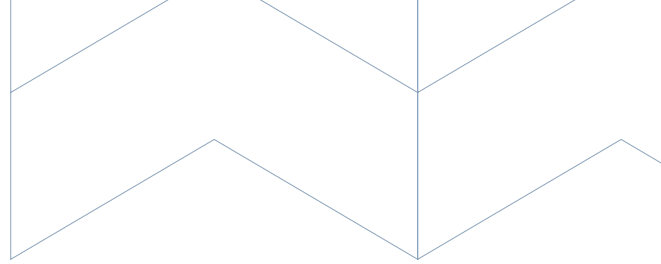
No City of Winnipeg
BUSINESS TAX

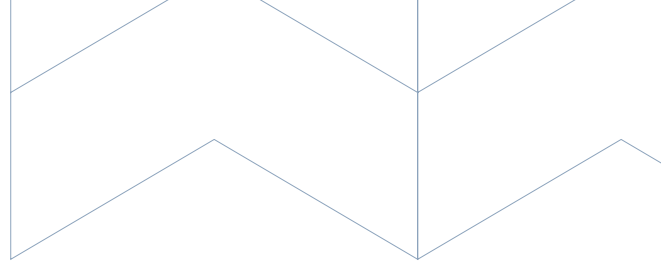
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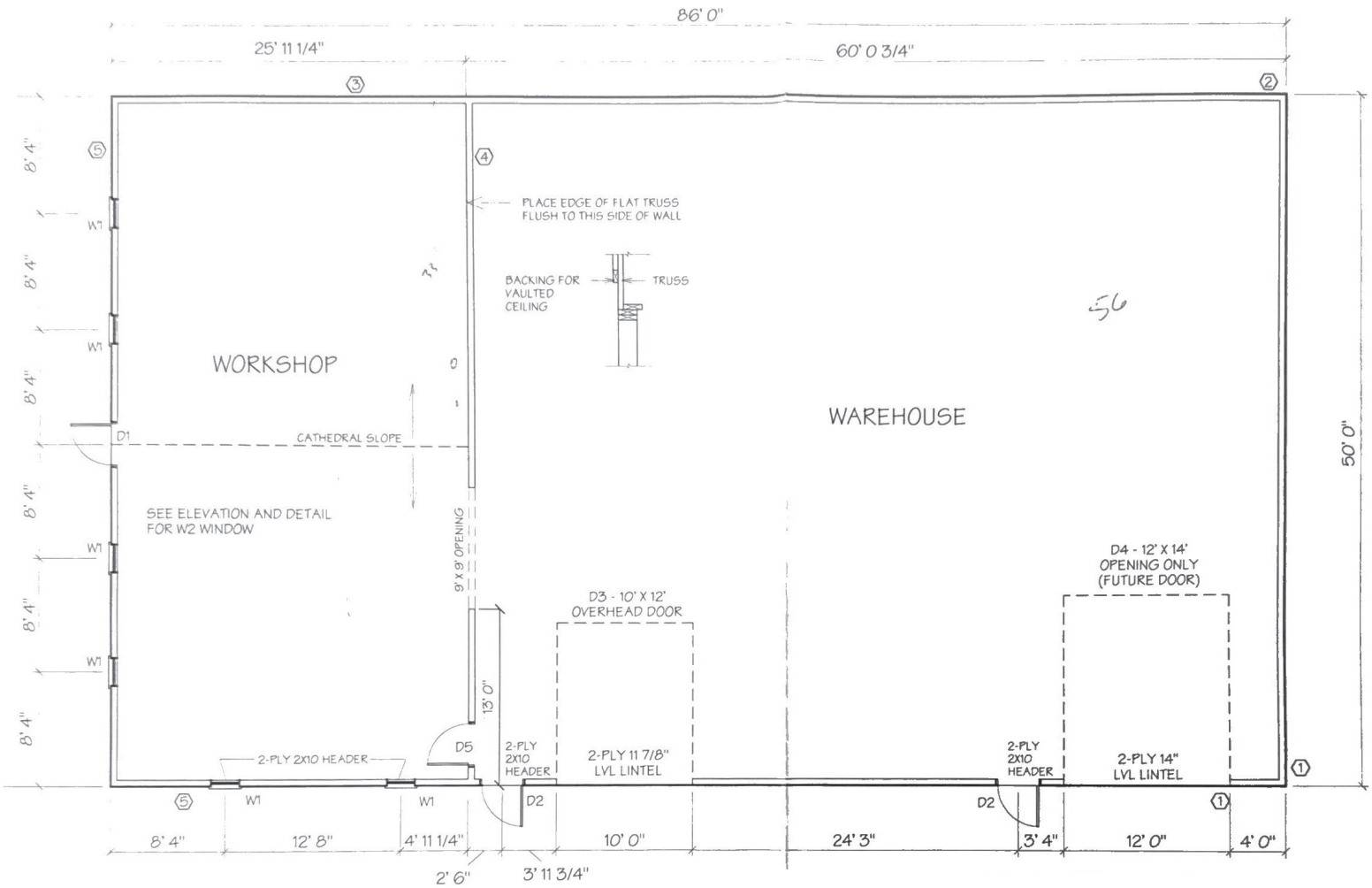
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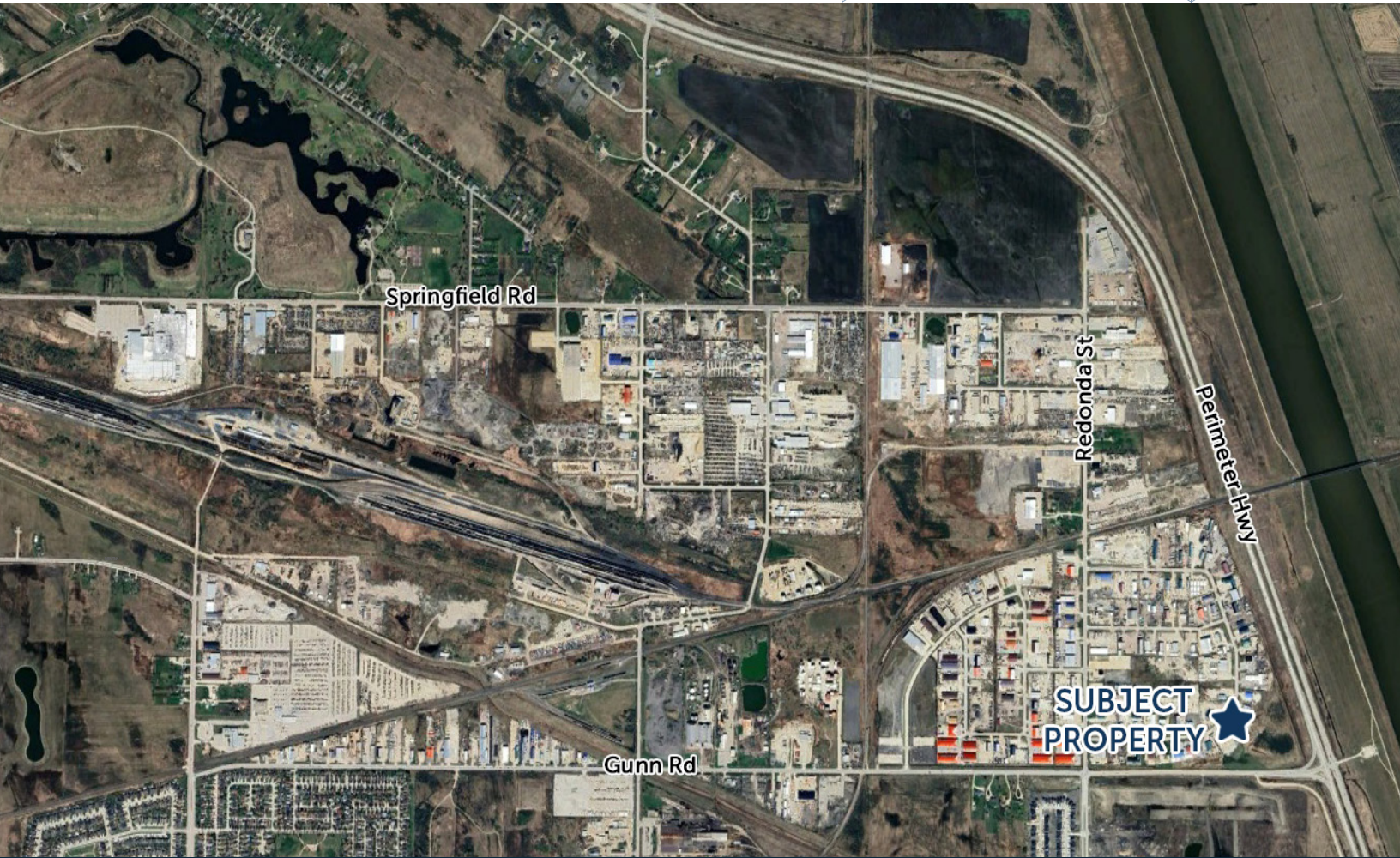






Floor Plan





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