



27 South Landing Drive | RM of MacDonald MB

Industrial flex with compound **for lease**

Located in South Landing Business Park, this property is ideally situated in Southwest Winnipeg just minutes from the intersection of Kenaston Boulevard and McGillivray Boulevard.

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Property Overview

Located in highly desirable Southwest Winnipeg with exposure along McGillivray Boulevard. The site is less than two miles from all of the amenities of the Kenaston and McGillivray area.

- Excellent location along McGillivray Boulevard
- Site is located in the RM of MacDonald allowing for no business taxes and lower property taxes
- Close proximity to the amenities of Kenaston and McGillivray
- Minutes to the Perimeter Highway
- New construction provides for lower utility costs

Size Available	Unit 1 - 2,500 SF (available immediately)
Lease rate	\$16.95/SF net
CAM & Taxes	\$5.99/sf + mgmt. fee of 5% of gross rent
Ceiling height	20'
Acres	1.21 acre site
Power	3 phase 100 amp service per bay
Loading	14' x 14' grade door
Features	• Floor drains • Asphalt parking in front • Compound space included at rear (or can be made into parking depending on the tenant) • ±600 SF of built out office space

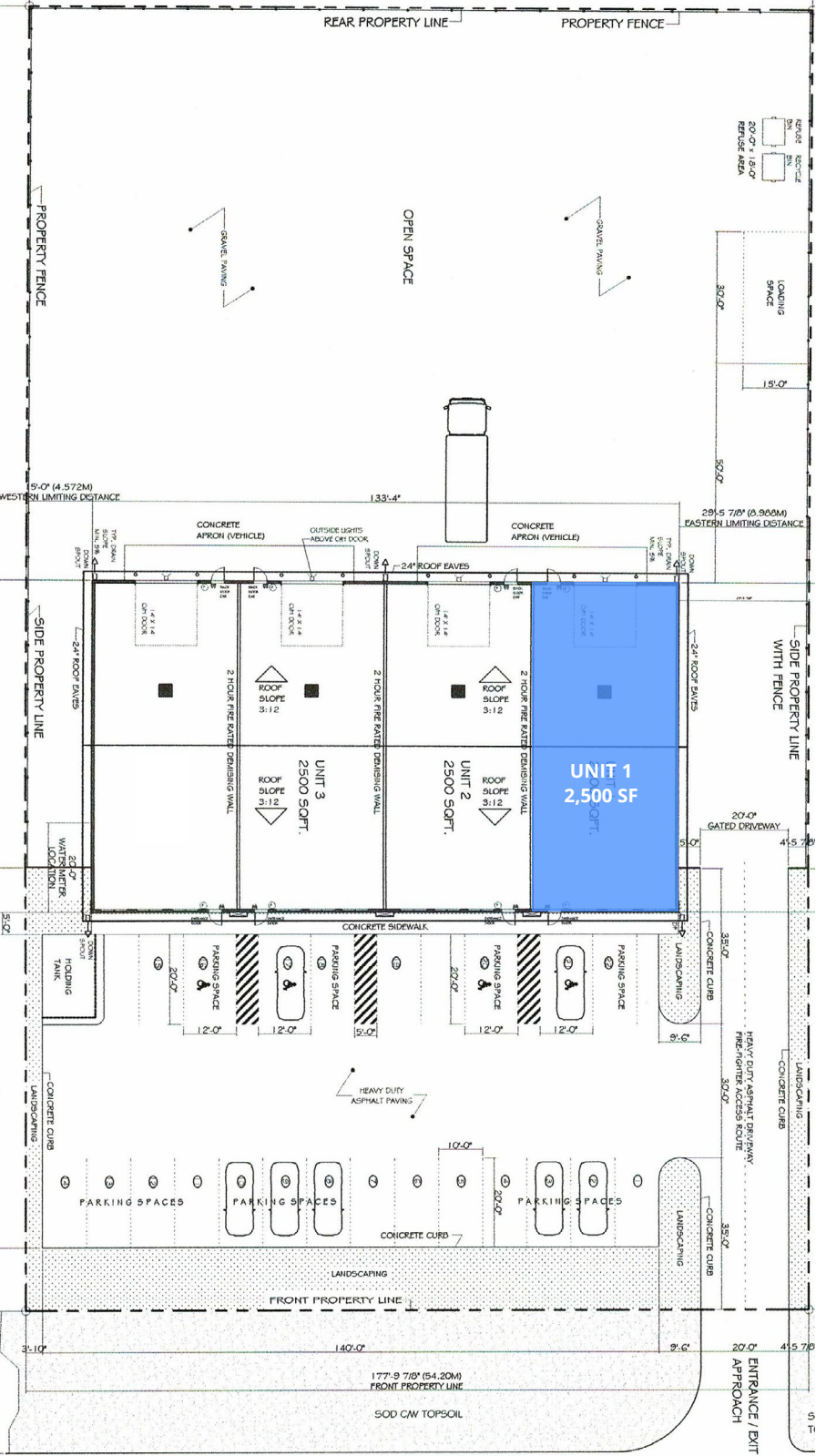


The Location

Close to excellent amenities

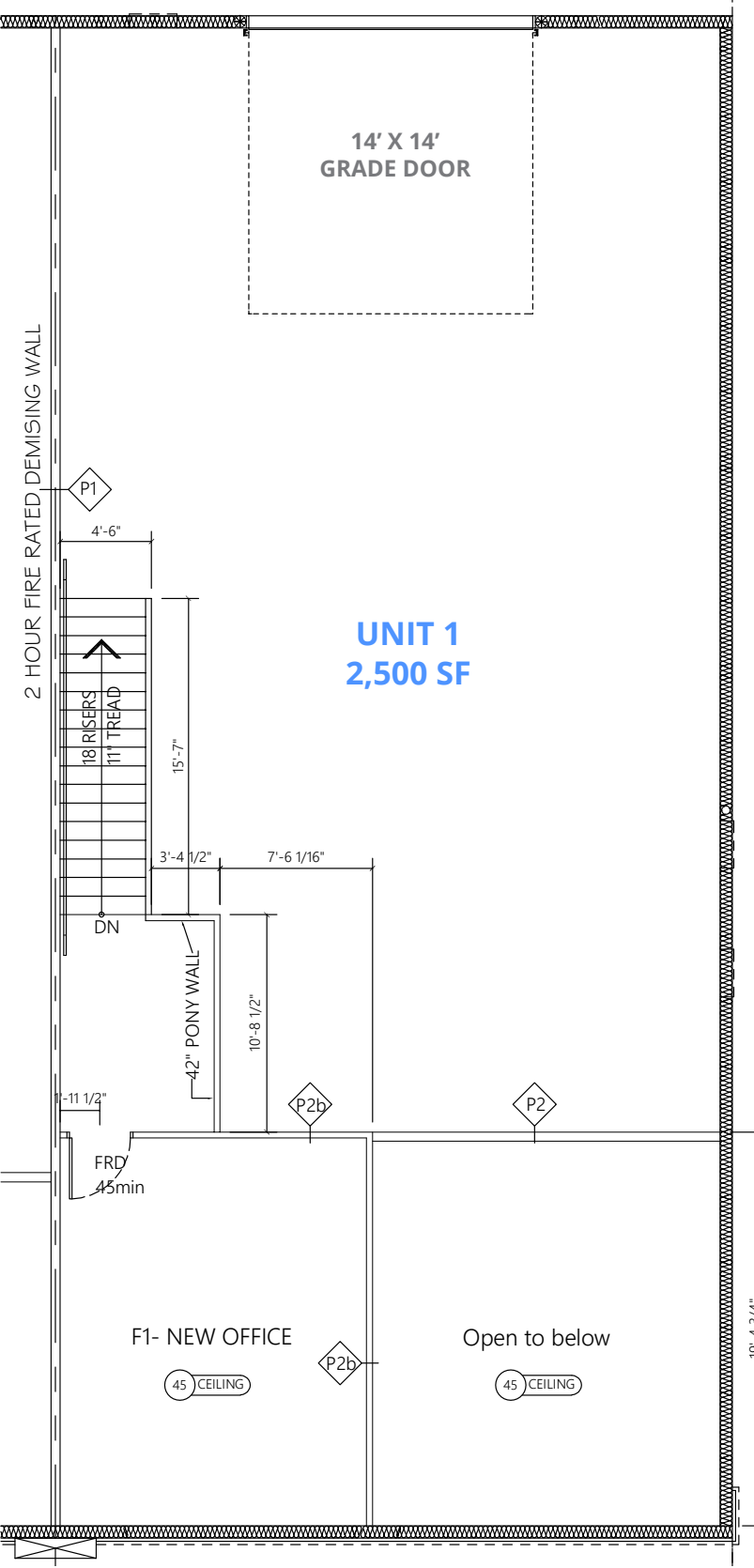
South Landing Business Park is ideally located on McGillivray Boulevard in close proximity to Winnipeg's fastest growing residential area. The site is less than two miles from all of the amenities of the Kenaston and McGillivray retail area and also only 3.5 miles to the Perimeter Highway and ten miles to the TransCanada Highway.

Site Plan



SOUTH LANDING DRIVE

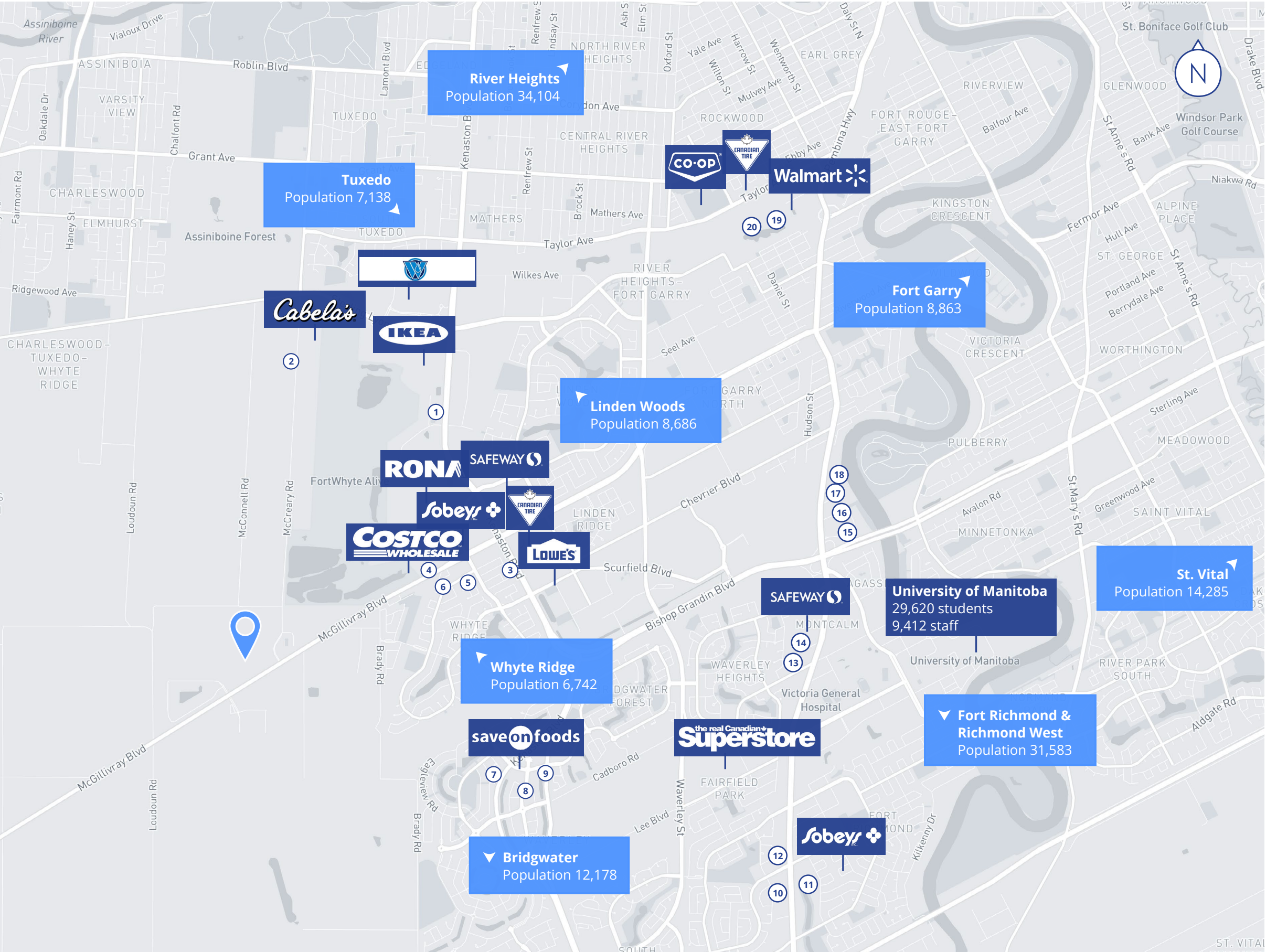
Floor Plan

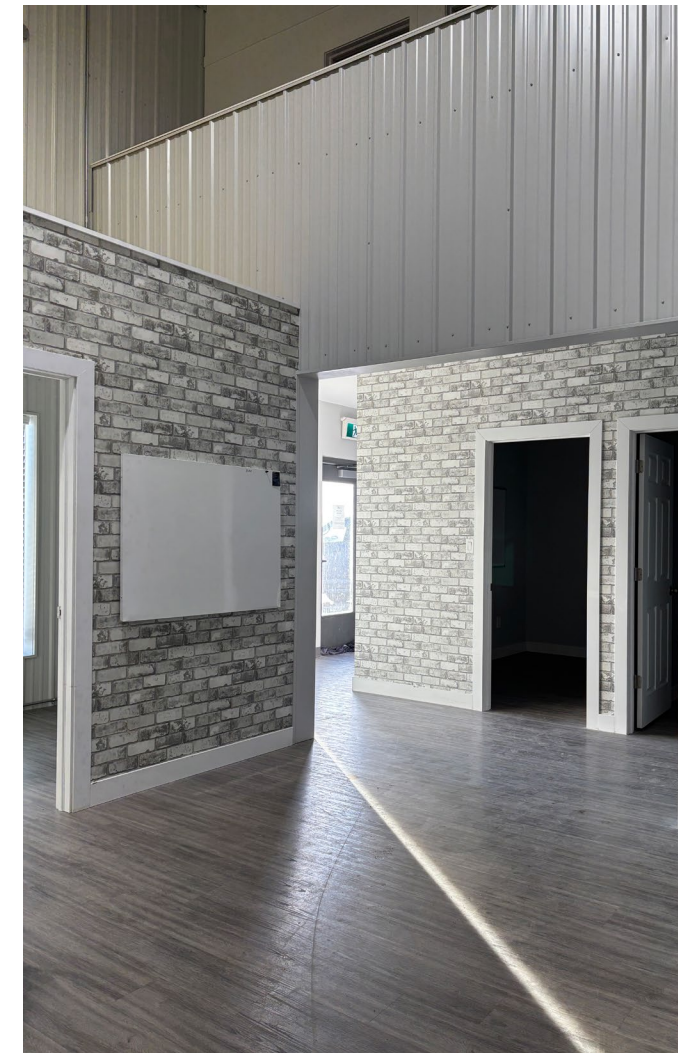


Location Overview

Located in the centre of Winnipeg's fastest growing residential quadrants.

1	Tim Horton's
2	The Rec Room
3	McDonald's
4	Indigo
5	Shoppers Drug Mart
6	Co-op Gas Bar
7	Bridgwater Liquor Mart
8	Tim Horton's
9	Shoppers Drug Mart
10	Four Points by Sheraton
11	Manitoba Public Insurance
12	Santa Lucia Pizza
13	Giant Tiger
14	Winners
15	Best Buy
16	Staples
17	Toys "R" Us
18	Canad Inns Destination Centre
19	Dollarama
20	Sobey's







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