

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, centered within a white rounded rectangle. Below the text are three horizontal stripes: a yellow one on top, a red one in the middle, and a blue one on the bottom.A large industrial building with a dark grey upper section and a white lower section with brick accents. It features four large roll-up doors and several smaller windows. The building is set in an open area with a clear blue sky and a power tower in the background.

3 South Landing Drive | RM of MacDonald, MB

# Industrial Flex Space 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.

**Tom Derrett**

*Services Provided by Tom Derrett  
Personal Real Estate Corporation*

Vice President  
+1 204 926 3820  
tom.derrett@colliers.com

**Dan Bushuk**

*Services Provided by Dan Bushuk  
Personal Real Estate Corporation*

Vice President  
+1 204 954 1796  
dan.bushuk@colliers.com

# 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
- Each bay has approximately 240 SF of office space built out with a universal washroom included.

<b>Size Available</b>	Building C - 2,665 SF (1 bay) Building D - 2,500 SF (1 bay)
<b>Ceiling height</b>	18' clear
<b>Office space</b>	240 SF office space and washroom included in buildout
<b>Loading</b>	14' x 14' grade level door
<b>Zoning</b>	ML - Industrial Light
<b>Power</b>	200 amps per bay
<b>Available</b>	Immediately
<b>Features</b>	<ul style="list-style-type: none"> <li>• Paved parking</li> <li>• Floor drains</li> <li>• Office and washroom space already built out</li> </ul>
<b>Asking Rate</b>	\$15.95/SF net
<b>Additional</b>	\$4.95/SF (2025 Estimate)



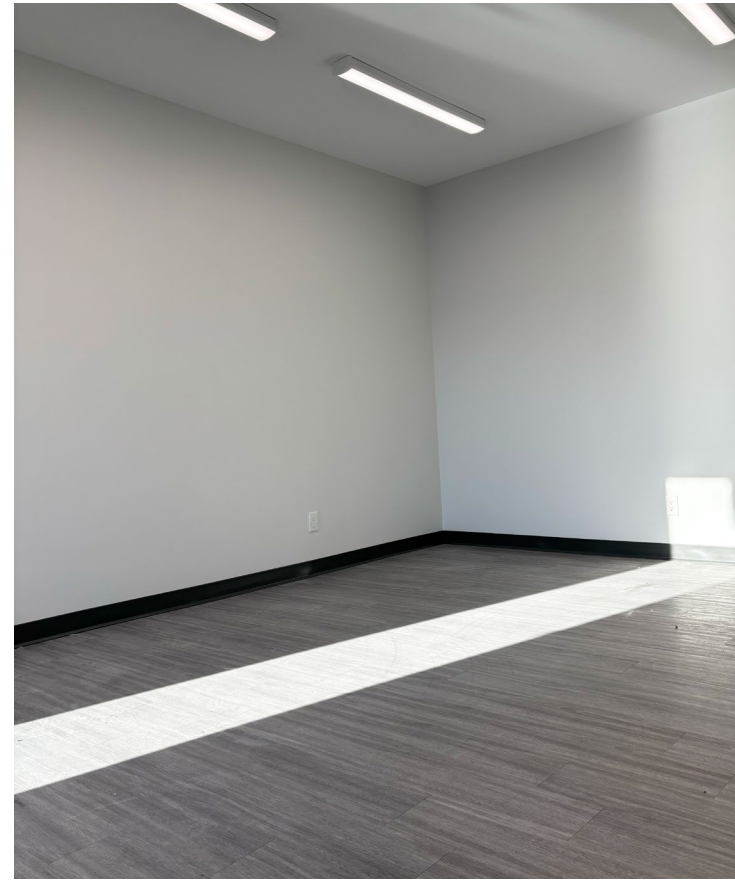
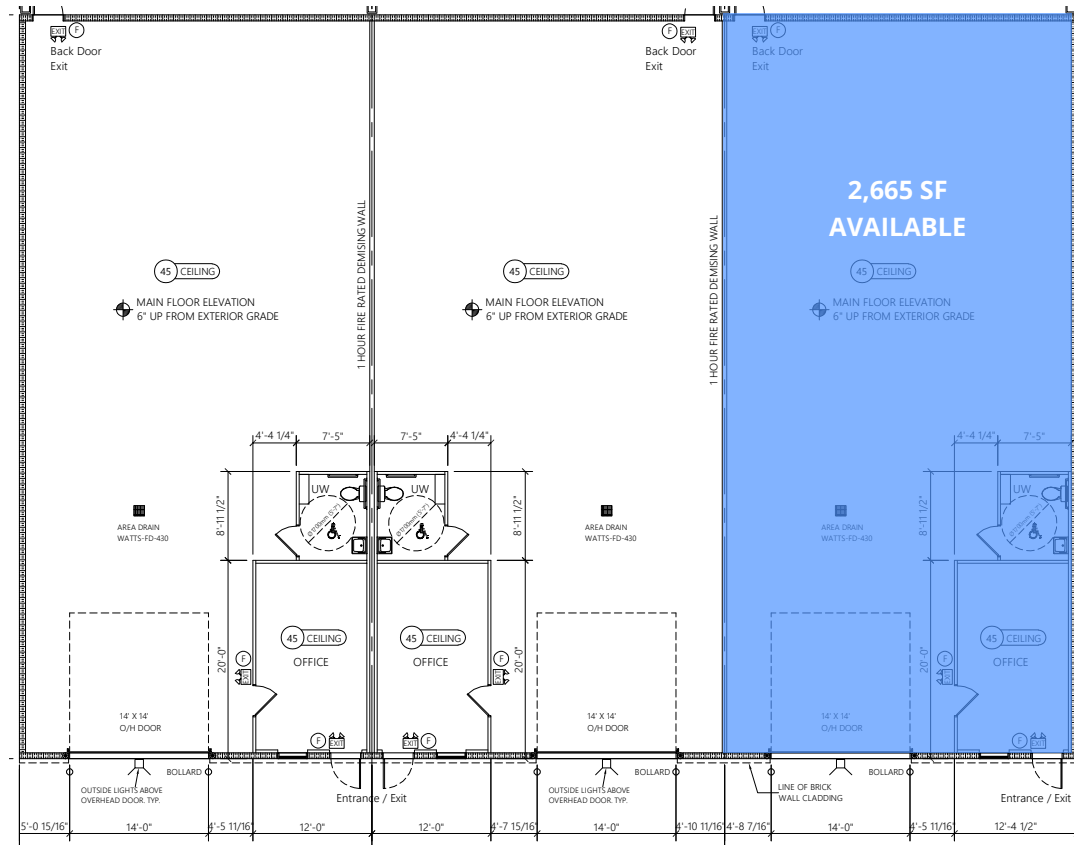
## The Location

### Close to excellent amenities

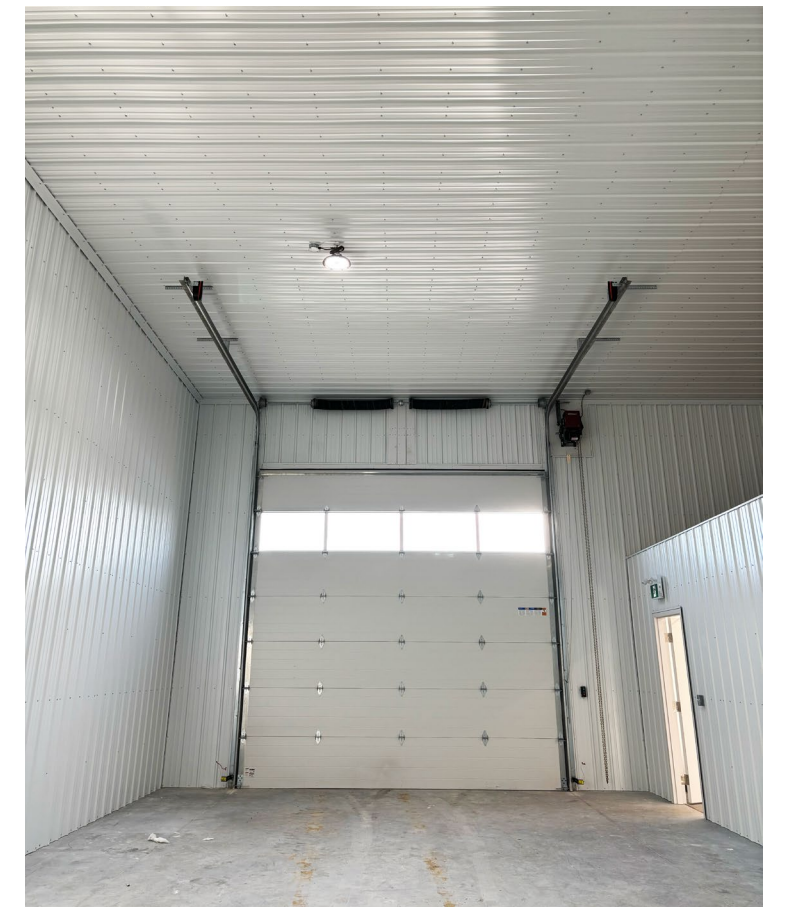
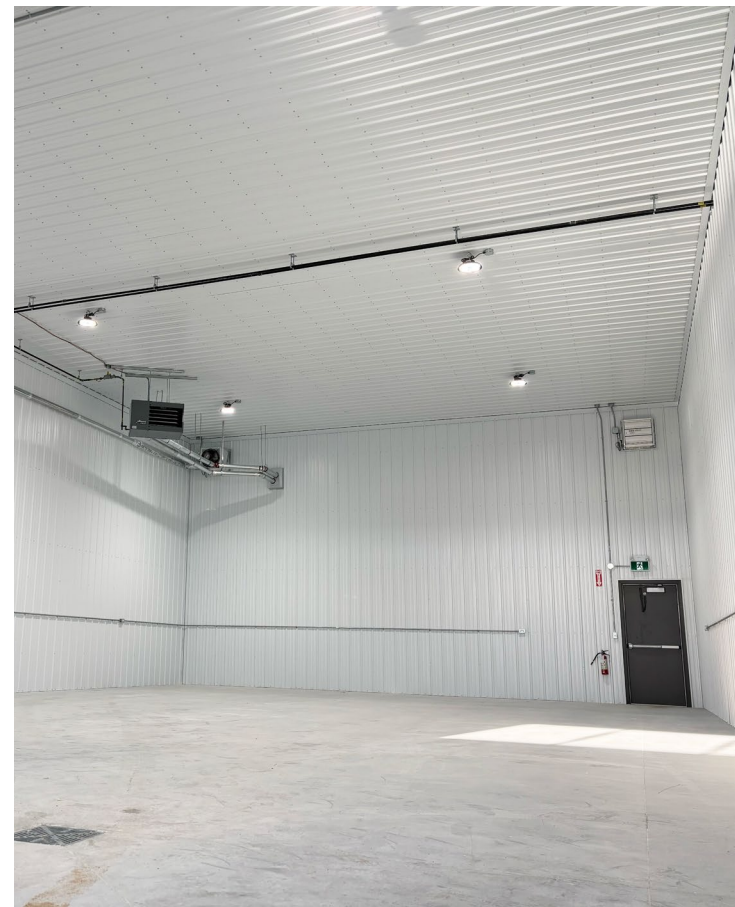
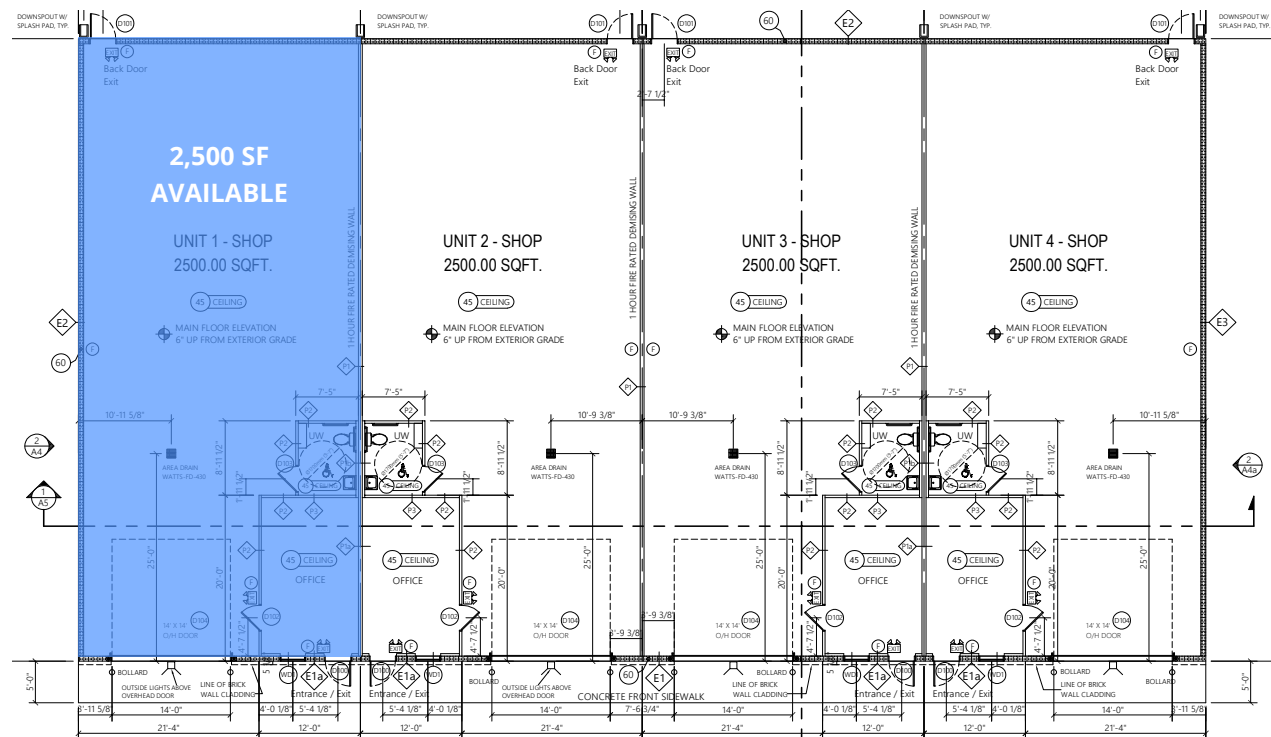
South Landing Business Park is ideally located on McGillivray Boulevard in close proximity to Winnipeg's fastest growing residential area. The site is less than two miles from all of the amenities of the Kenaston and McGillivray retail area and also only 3.5 miles to the Perimeter Highway and ten miles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



**BUILDING C**



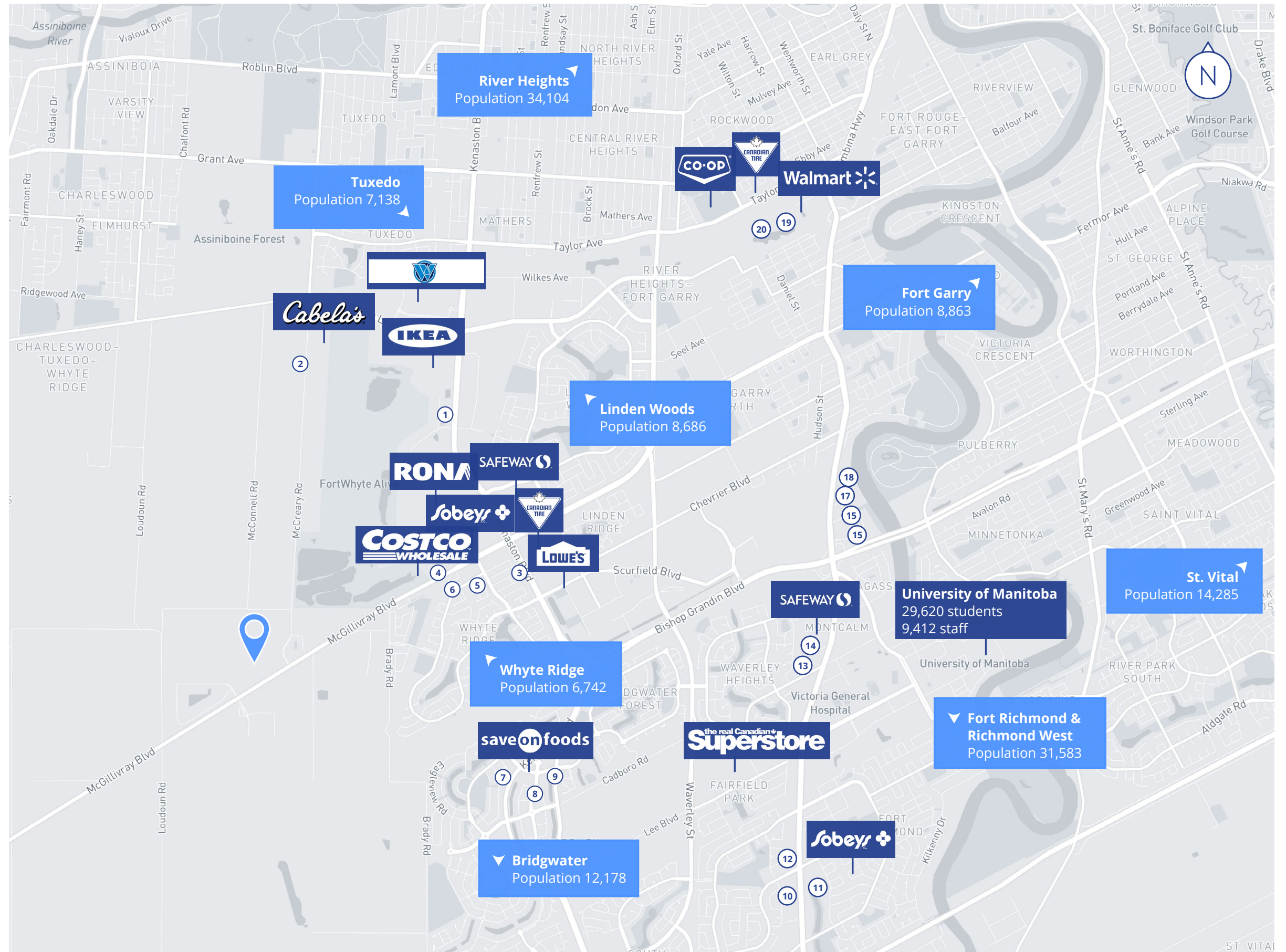
**BUILDING D**



# 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
15	Staples
17	Toys "R" Us
18	Canad Inns Destination Centre
19	Dollarama
20	Sobey's





## Colliers Canada

600 - 330 St. Mary Avenue,  
Winnipeg, Manitoba, R3C 3Z5  
+1 204 943 1500

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