

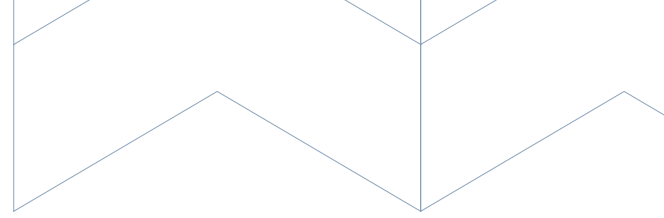


949 Redonda Street, RM of Springfield, Manitoba

Freestanding Fully Fenced Industrial Buildings

For Lease





Property Details

+/- 10,500 sq. ft.

TOTAL AVAILABLE SPACE

+/- 5,820 sq. ft. (BUILDING 1)

+/- 4,680 sq. ft. (BUILDING 2)

UNIT SIZES

\$14.95/sq. ft.

NET LEASE RATE

\$4.15/ sq. ft.

CAM & TAX (EST. 2026)

16' (BUILDING 1)

18' (BUILDING 2)

CEILING HEIGHT

200 Amp (BUILDING 1)

400 Amp (BUILDING 2)

ELECTRICAL

3 - 14' x 14' ft. grade level doors (BUILDING 1)

2 - 14' x 14' ft. grade level doors (BUILDING 2)

LOADING

MG - Manufacturing General

ZONING

Features

- Situated in the RM of Springfield, offering the convenience of city access with the flexibility and saving of the RM including no City of Winnipeg Business Tax.
- Easy access to major transportation routes, including the Perimeter Highway and Gunn Road, ensuring efficient logistics and connectivity
- Building offers practical configuration for several operators with turnkey shop and office space
- Office configuration features 2 private offices, meeting areas, open area workspace and lunch room
- Ample parking and maneuvering space suitable for trucks, trailers and fleet operations
- Located in a growing industrial node, benefiting from Winnipeg's expanding eastern corridor and strong regional transport infrastructure.
- Buildings available for lease together or as separate units.
- Fully fenced compound with electric gate for ease of access

Highlights



Located in the
RM OF SPRINGFIELD



Excellent Access
TO MAJOR TRANSPORTATION
ROUTES



Available
Immediately

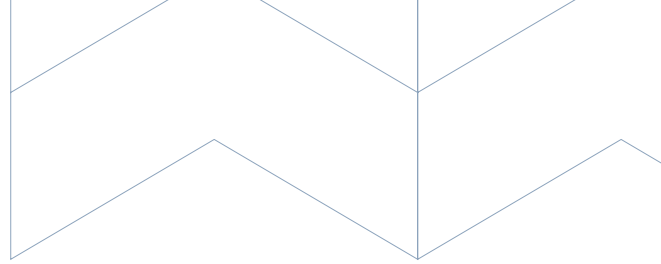


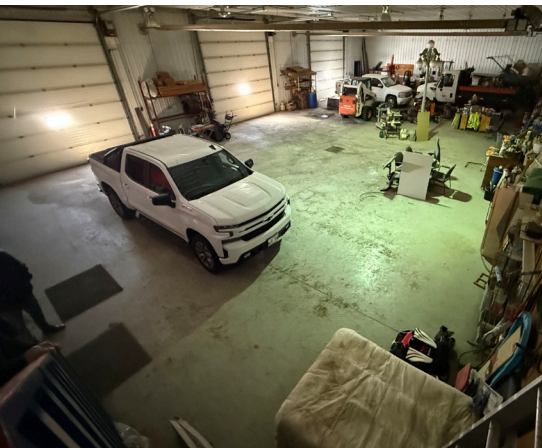
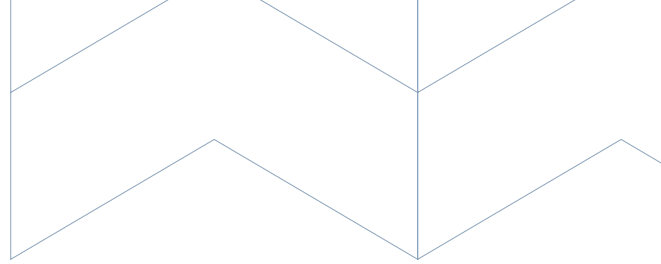
Ideally Suited For
A VARIETY OF
INDUSTRIAL USERS

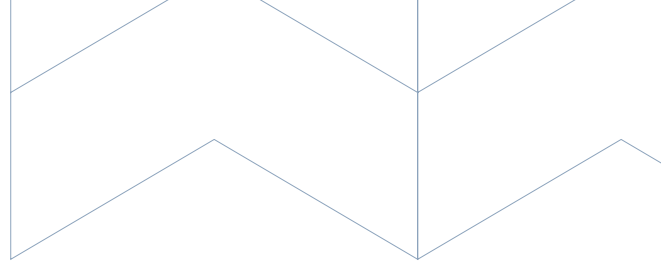
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