



58 Matheson Parkway

Industrial Space (+/-) 2,438 SF - (+/-) 4,958 SF

Location: – Located in the RM of Springfield in Matheson Industrial Park, just North of the intersection of Gunn Road and Redonda Street.

Highlights:

- Brand new construction
- (+/-) 2,438 sf available immediately with 1 grade level door
- (+/-) 2,520 sf can be ready within 3 months of completed deal
- Landlord to install energy efficient lighting and sufficient unit heaters in the warehouse
- Ability to add up to 3 grade level loading doors; dependant on tenant requirements (two rear, one front)
- (+/-) 18' clear ceiling heights
- Metal clad wood frame construction with R28 walls and R50 ceilings

Zoning: – M2

Rate: – \$5.00 psf Net

CAM & Taxes: – \$2.50 psf (2011 est.)

Stephen Sherlock
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DTZ Barnicke Winnipeg Ltd.
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DTZ Barnicke Winnipeg Ltd. 2010



Existing building, facade of addition to be same specifications



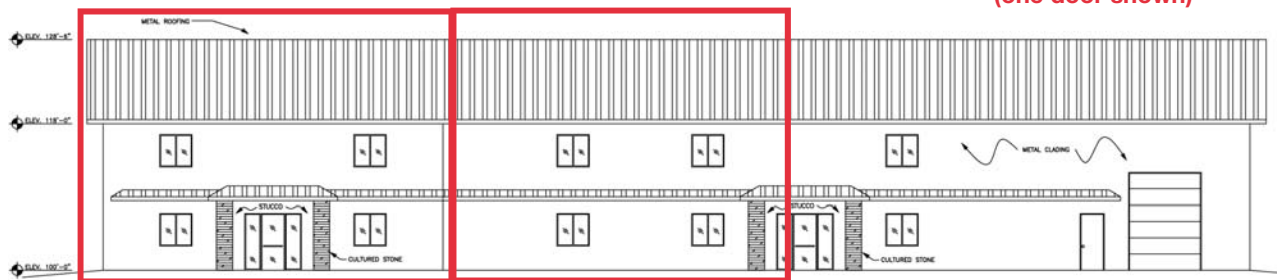
Rear of existing building



REAR ELEVATION

Existing (+/-) 2,438 sf available immediately

**Possible addition of (+/-) 2,520 sf
Potential for 2 grade level loading doors in the rear (one door shown)**



FRONT ELEVATION

**Possible addition of (+/-) 2,520 sf
Potential to add 1 grade level overhead door in the front if required (not shown)**

Existing (+/-) 2,438 sf available immediately

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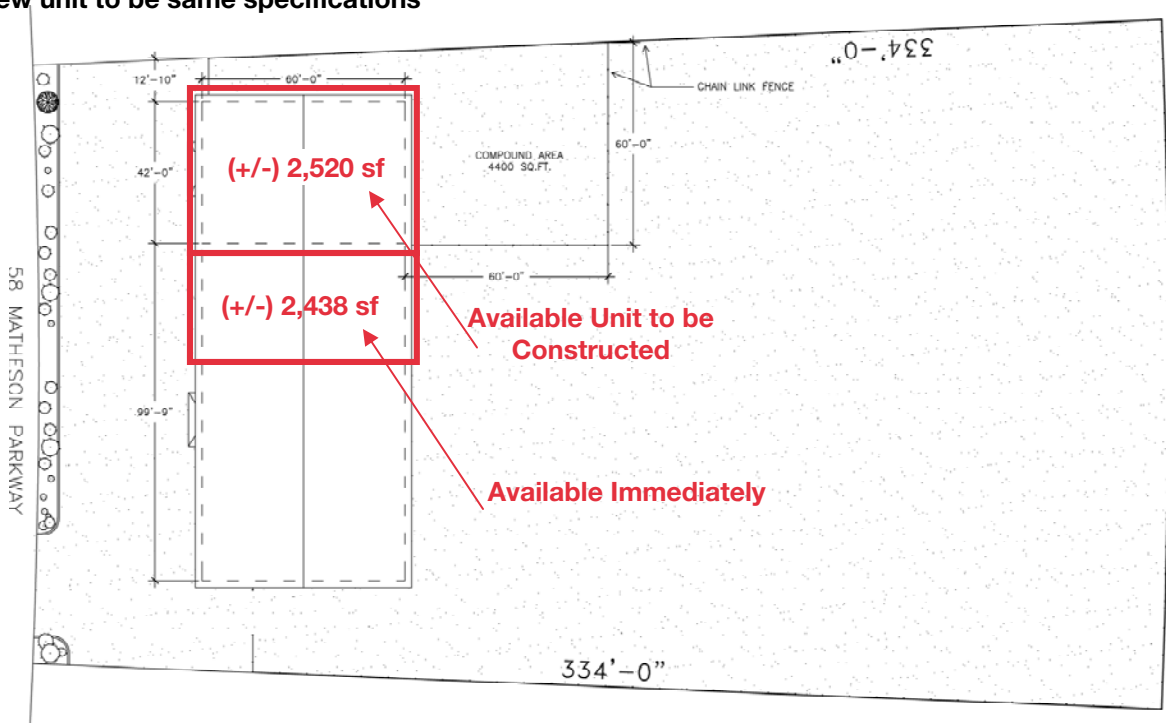
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**Existing warehouse,
new unit to be same specifications**



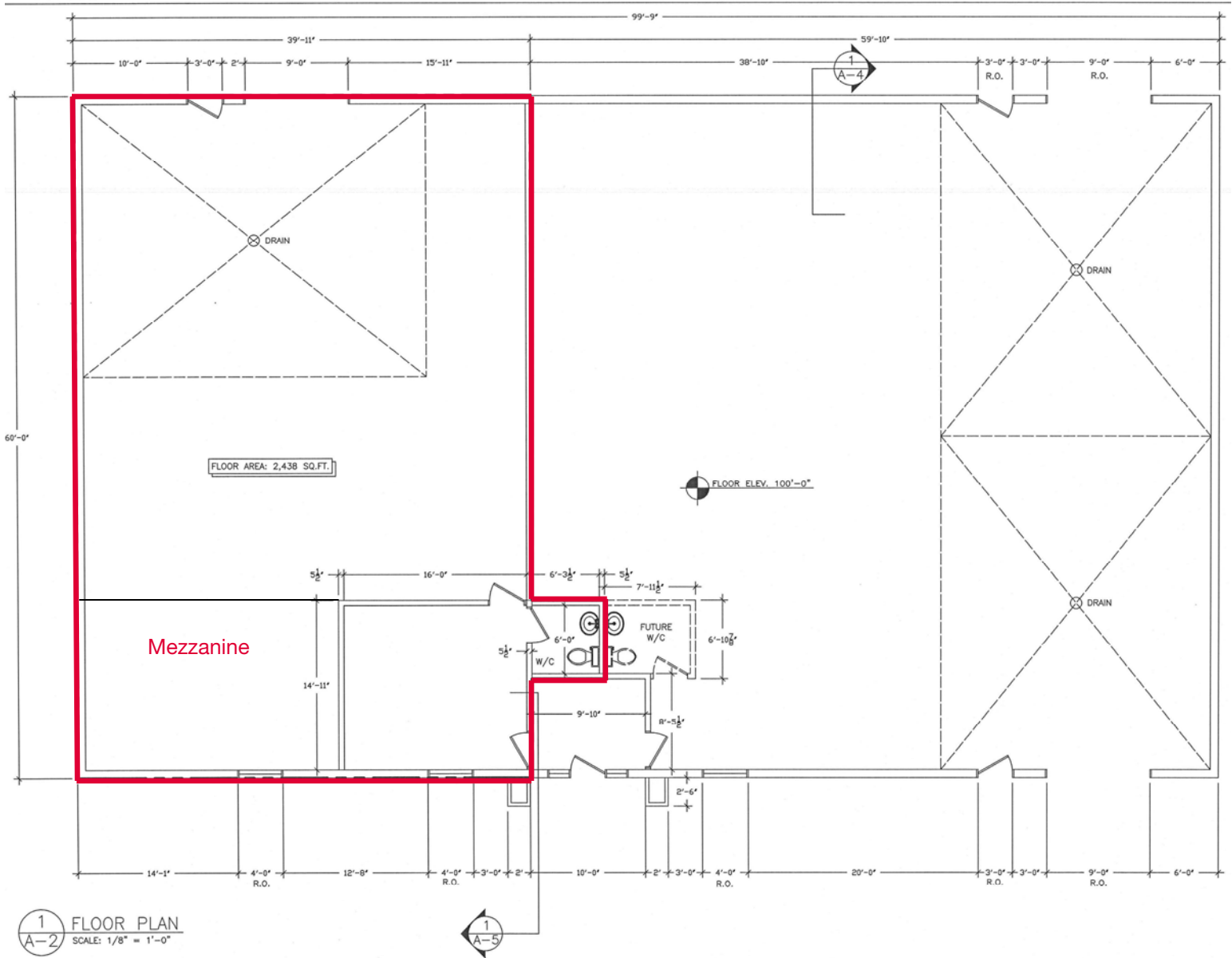
Rear compound potential



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(+/-) 2,438 sf available immediately, includes 1 office, 1 washroom, mezzanine and 1 grade level door

