

NEWLY-BUILT FLEX SPACE FOR LEASE IN BIRD'S HILL



120 Haarsma Street

RM OF EAST ST. PAUL, MB

1 MONTH BASE RENT FREE *(on approved transactions with minimum three-year term)*



PROPERTY DETAILS

AREA AVAILABLE (+/-)	Unit 2:	5,284 sq. ft.
	Units 4 & 5:	3,240 sq. ft. LEASED
	Unit 7:	1,620 sq. ft. LEASED

NET RENTAL RATE	\$14.95 per sq. ft.
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ADDITIONAL RENT	\$4.22 per sq. ft. (est. 2025)
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CLEAR HEIGHT (+/-)	18 ft.
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LOADING	4 grade doors
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ELECTRICAL	200 amp
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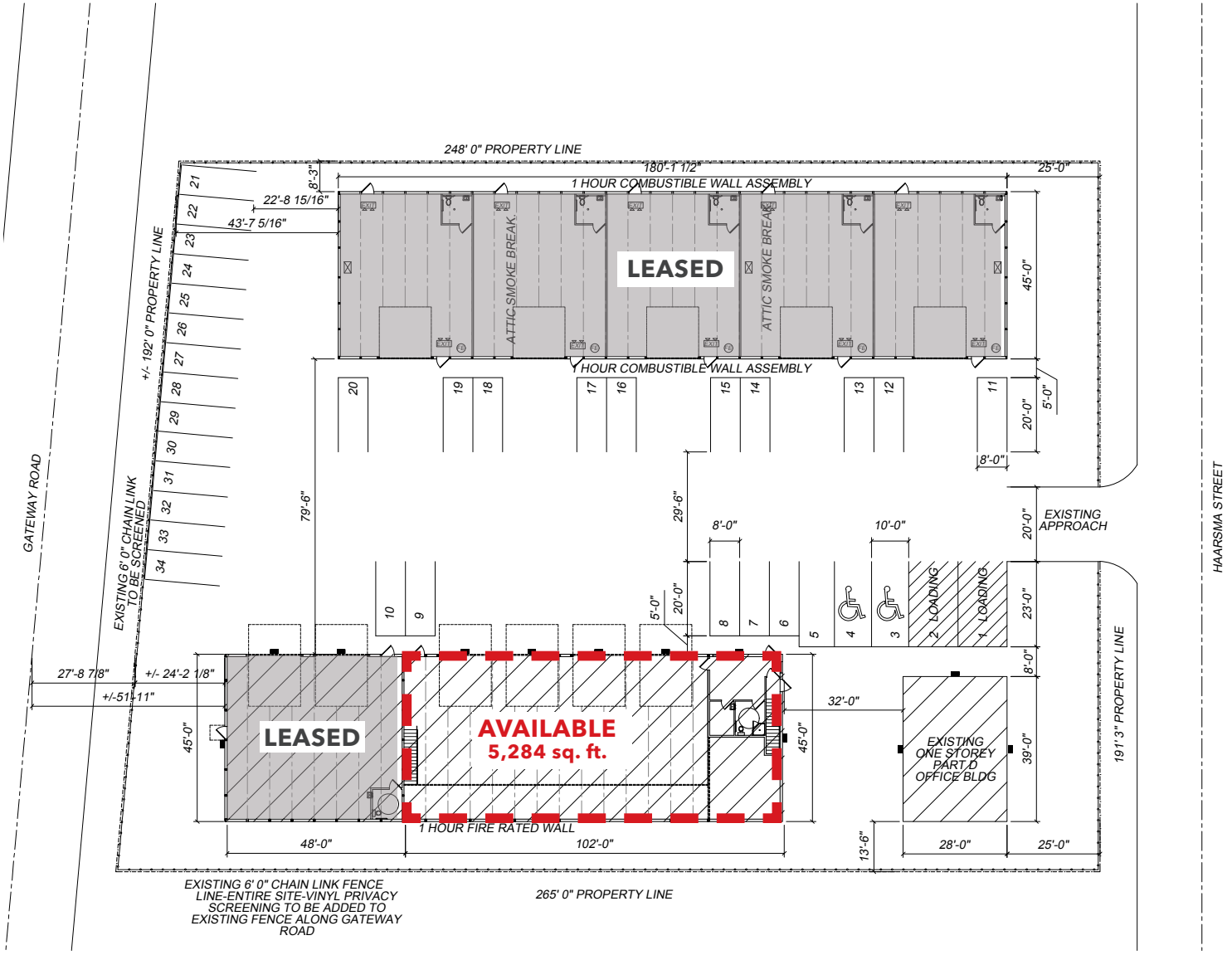
ZONING	CH - Commercial Highway
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HIGHLIGHTS

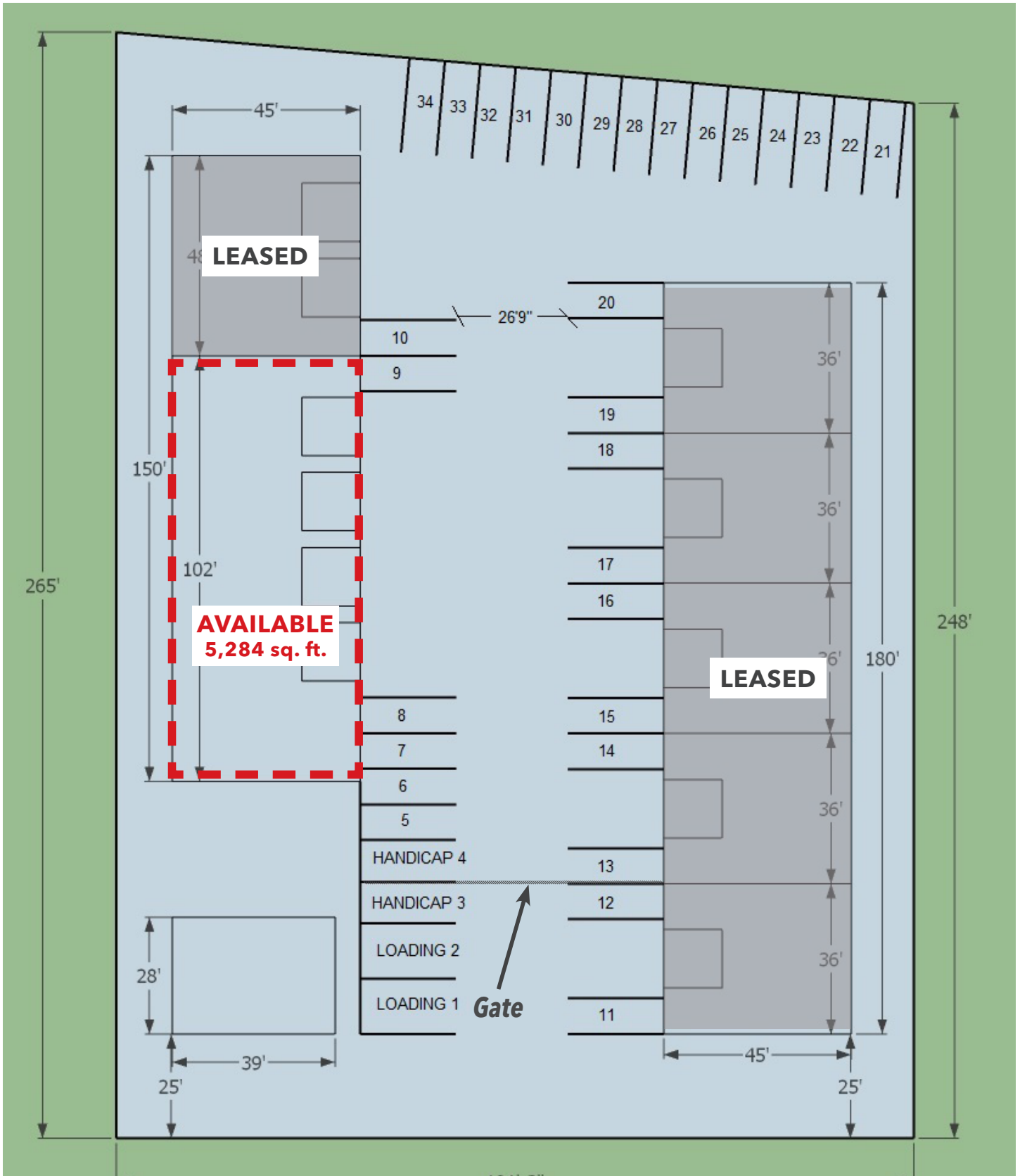
- Easy access to Provincial Trunk Hwy 59/Lagimodiere Blvd.
- Fully developed office area in Unit 2 with 4,444 sq. ft. of warehouse space
- Shell space with washroom in Unit 7 with nearly 1,600 sq. ft. of warehouse space
- New electronic security gate for 2025



FLOOR PLAN



SITE PLAN



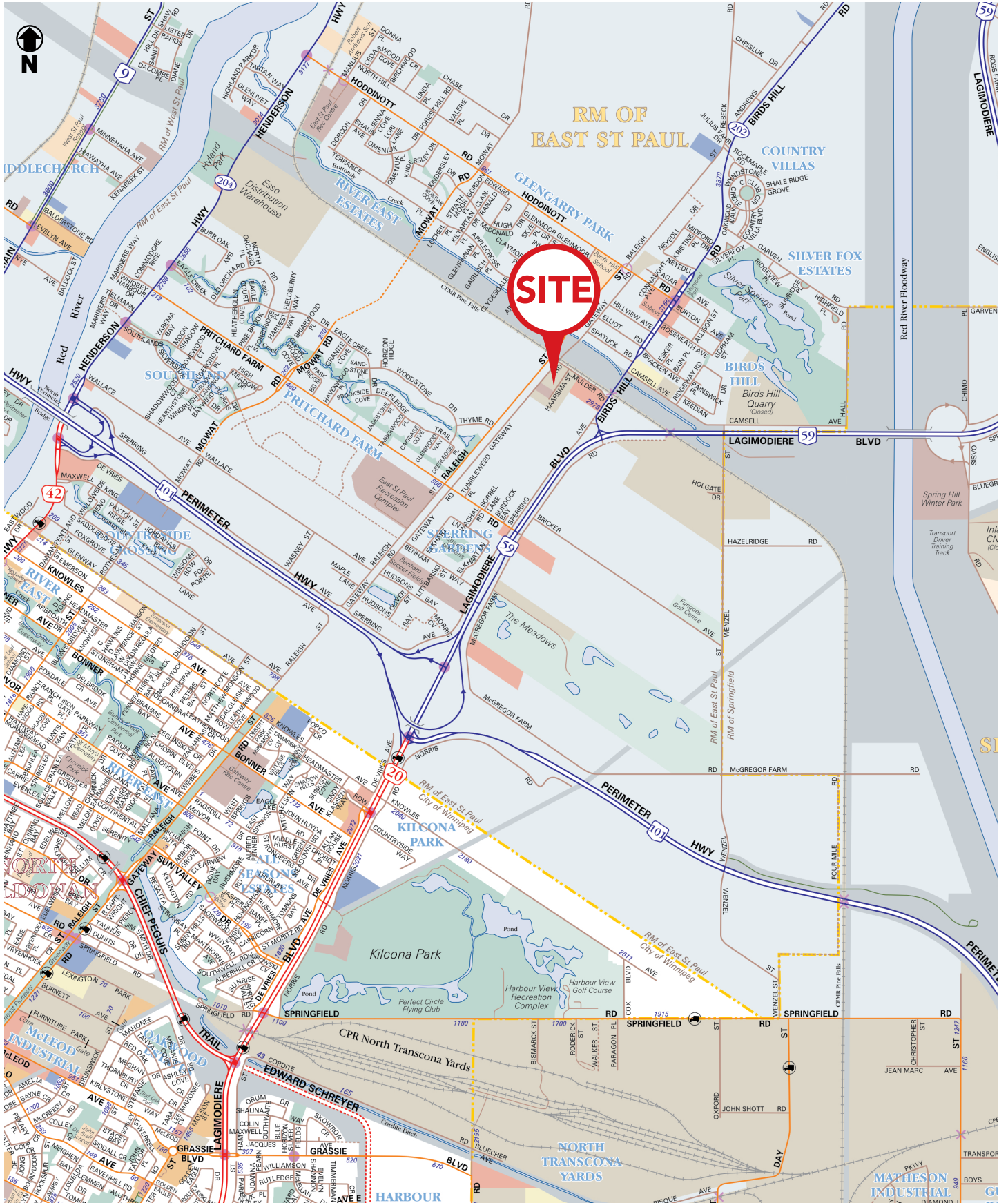
WAREHOUSE PHOTOGRAPHS



OFFICE PHOTOGRAPHS



LOCATION OVERVIEW



LEASING CONTACT

TREVOR CLAY, Principal, Broker

(204) 985-1365

trevor.clay@capitalgrp.ca

Services provided by Trevor Clay Personal Real Estate Corporation

LUKE PAULSEN, Vice President, Sales & Leasing

(204) 985-1358

luke.paulsen@capitalgrp.ca

Services provided by Luke Paulsen Personal Real Estate Corporation

ERIC OTT, Vice President, Sales & Leasing

(204) 985-1378

eric.ott@capitalgrp.ca

Services provided by Eric A. Ott Personal Real Estate Corporation

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300 - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4 T (204) 943-5700 | capitalgrp.ca

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