



101 Progress Way | Macdonald, MB

Warehouse and Office For Lease

McGillivray Business Park

Tom Derrett

*Services Provided by Troy Buchanan
Personal Real Estate Corporation*

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

Daria Lukie

Associate
+1 204 515 7134
daria.lukie@colliers.com





Property Overview

Ideal for trades, light industrial, service, showroom, office professional users.
Lease the main floor, the second-floor walk-up offices, or combine both.



Main Floor Units

Unit 1	1,700 SF
Unit 2	1,650 SF
Unit 3	1,560 SF
Unit 4	1,650 SF
Unit 5	LEASED

Second Floor Office Units

Unit 6	810 SF
Unit 7	785 SF
Unit 8	900 SF
Unit 9	LEASED
Unit 10	LEASED

Combined Units

Unit 1&6	2,510 SF
Unit 2&7	2,435 SF
Unit 3&8	2,460 SF

NOTE: Unit sizes shown are conceptual and can be reconfigured. Custom layouts available.
Square footages are approximate and subject to final measurement upon completion.

Layout Options

- The building is in shell condition, allowing full flexibility for tenant layout and sizing. Unit combinations, demising, and fit-up options can be tailored to your business needs.
- Second-floor offices available separately or as part of a full-unit lease (walk-up access).
- Second-floor balcony access for tenant enjoyment and break space.
- Blank slate units ready for tenant fit-up, Accessible (UTR) washrooms roughed in.
- Flexible Build. Tailored Fit. Currently under construction with full flexibility to create warehouse, showroom, or office space. Combine units or customize layout to match space requirements.

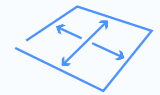
Lease Rate

\$17.95/SF

Additional: \$4.95/SF



Zoning
ML Industrial
Light Zone



Site Size
0.7 Acres



Construction
Modern glazing and
façade design with
excellent natural light



Loading
Grade-level overhead
doors in each main
floor warehouse



Parking
On-site parking and drive
aisle loading access -
27 parking stalls

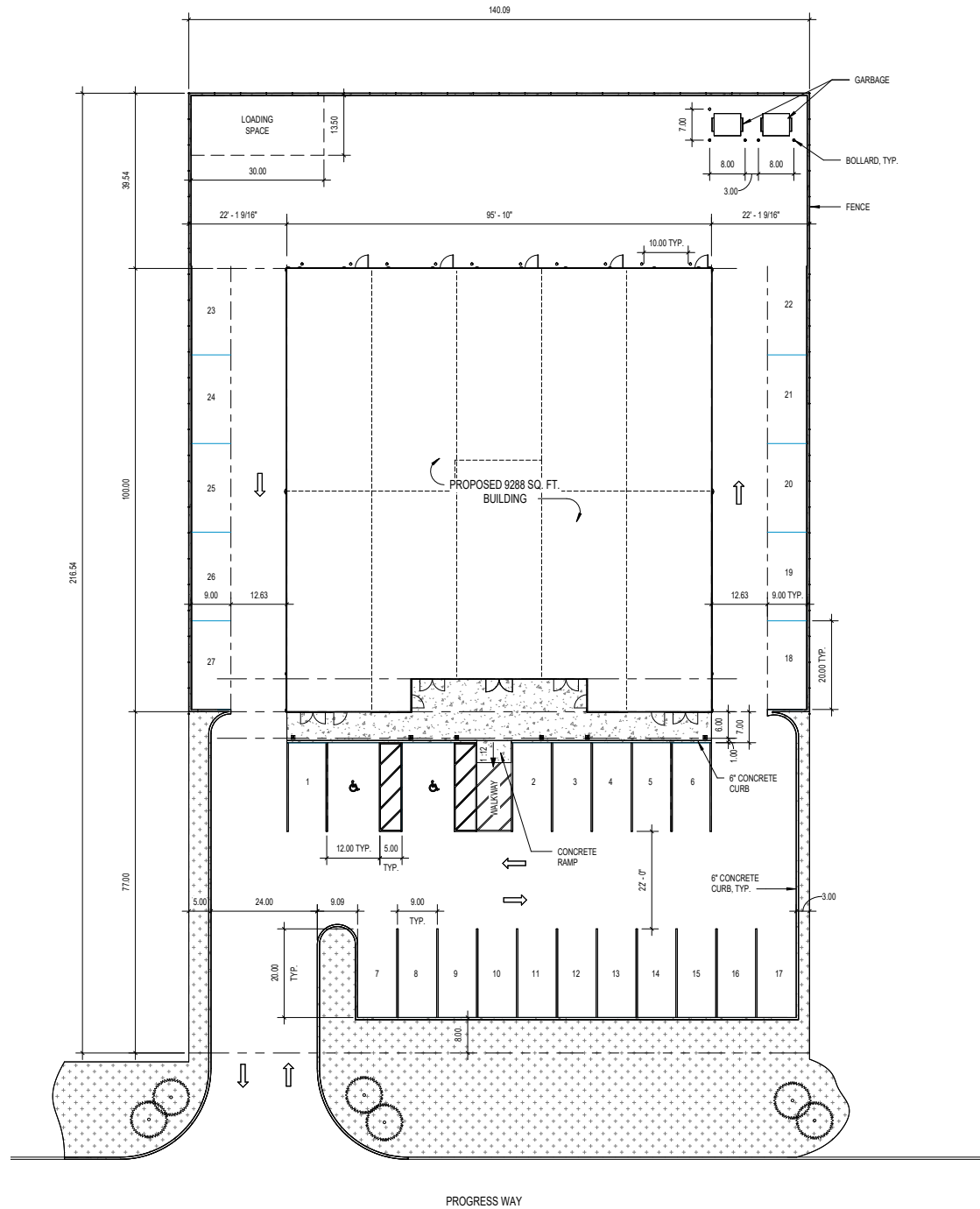


Availability
Ready for tenant fit
ups and immediate
occupancy





Site Plan



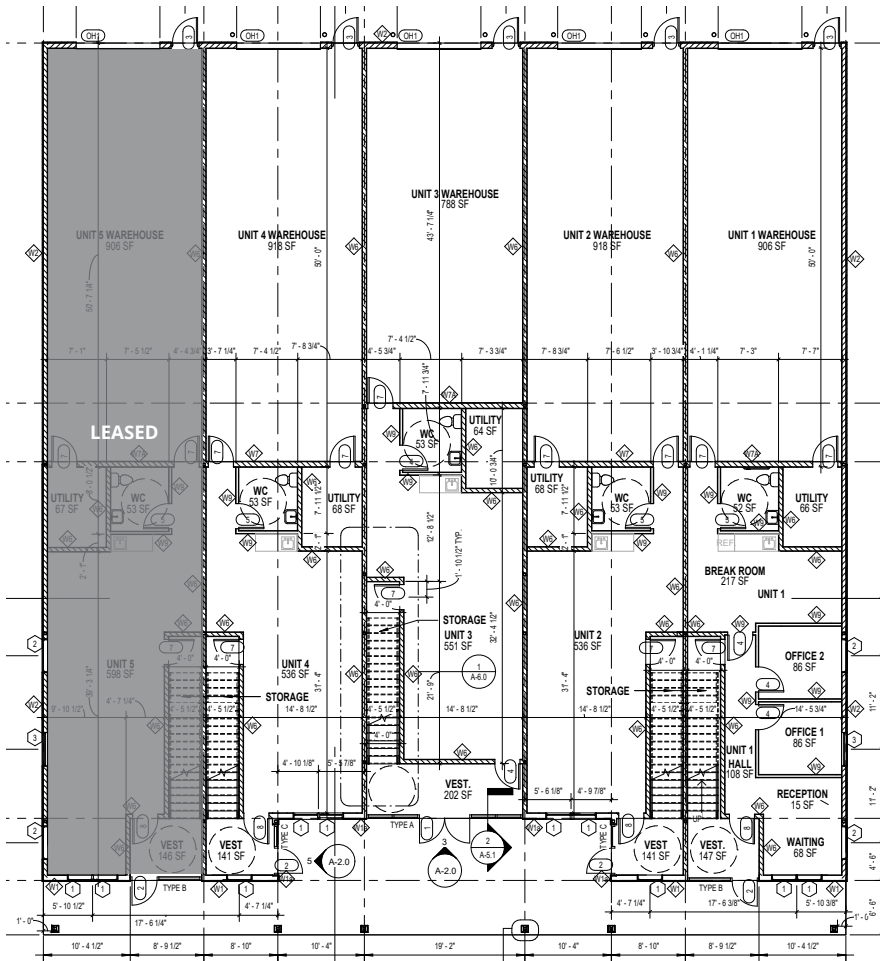


Floor Plan

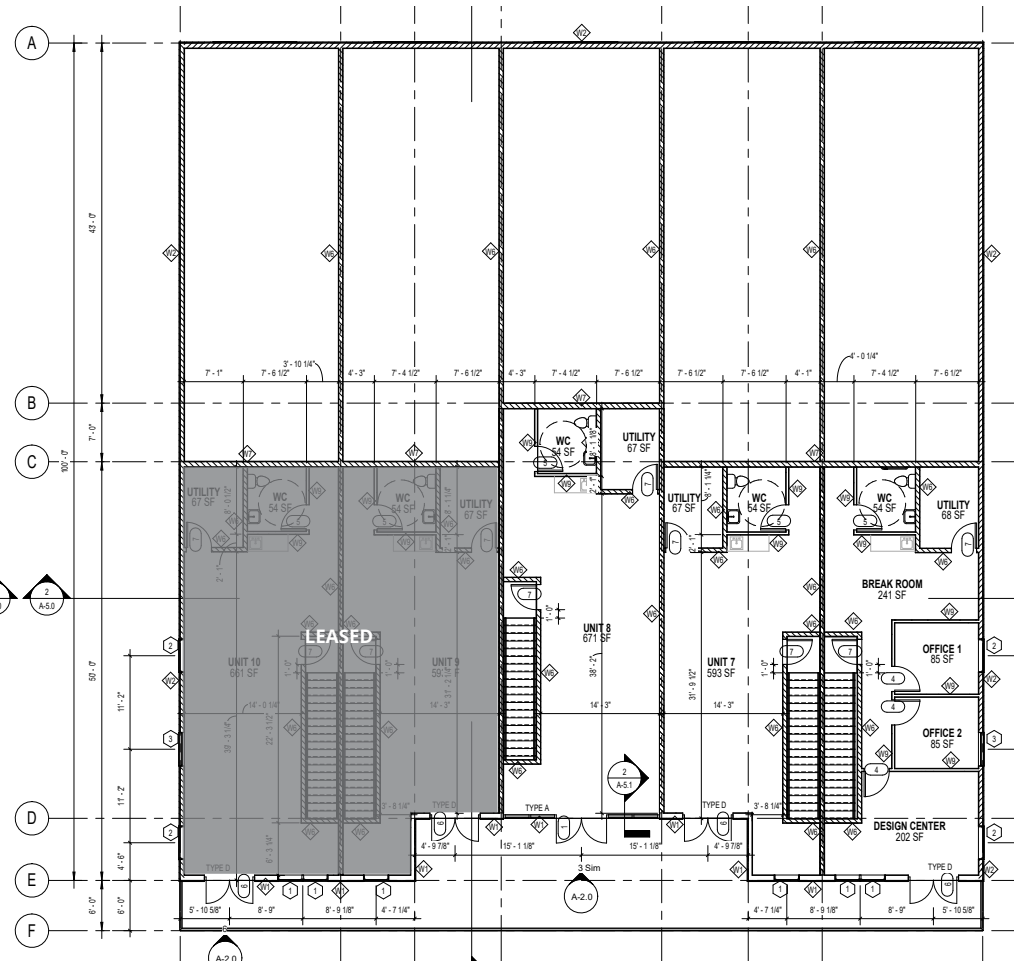
Now Under Construction

- Opportunities for warehouse, showroom, office, or a combination of all three.
- Units can be sized and combined to suit tenant needs, custom layouts available.

Main Floor



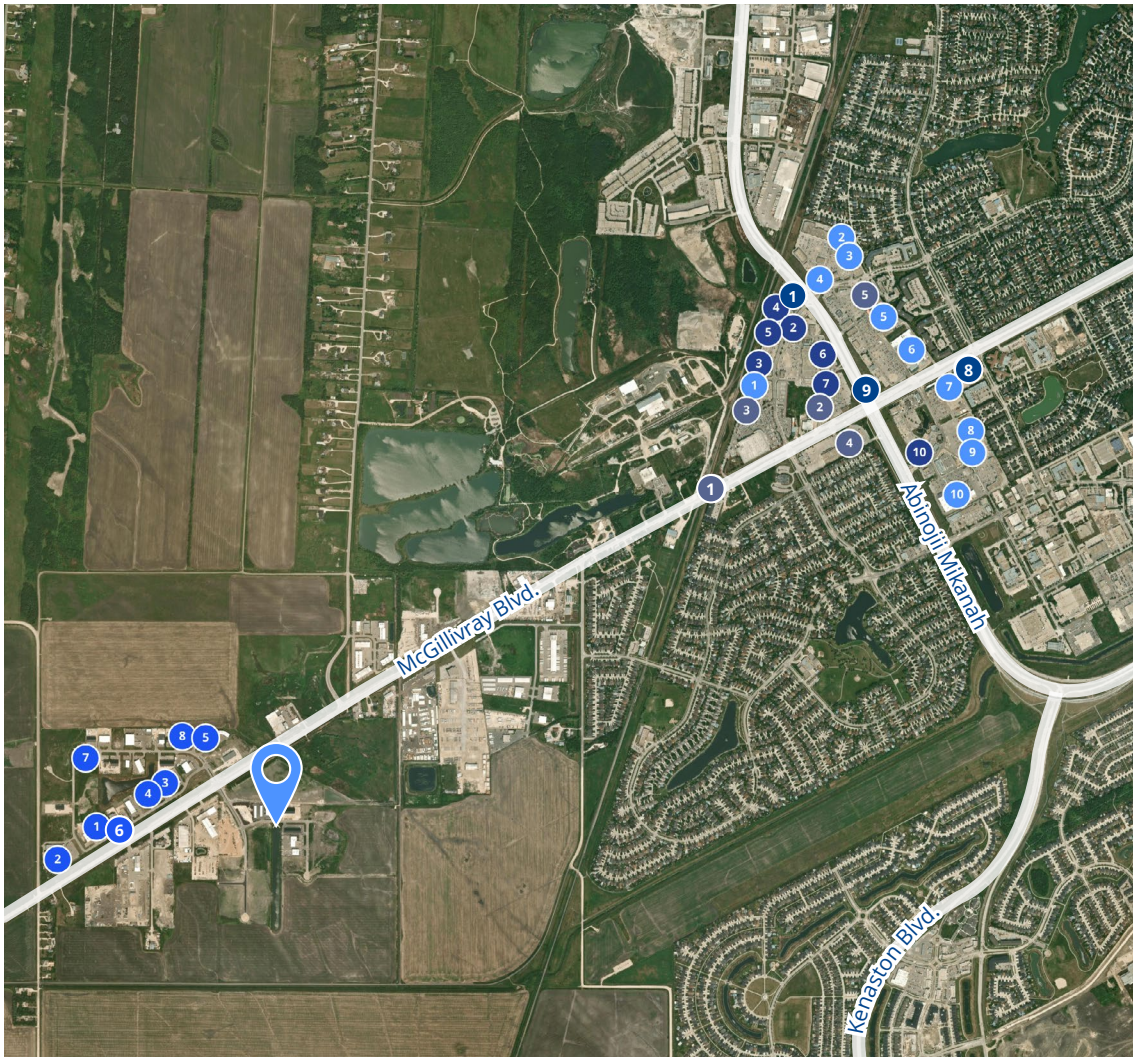
Second Floor





Location Overview

This location is conveniently situated near Kenaston Boulevard and key commercial amenities, with easy access to McGillivray Blvd and Perimeter Highway. It's adjacent to modern developments such as office spaces, self-storage, and service-based businesses. Notably, it benefits from being in the RM of Macdonald, meaning no City of Winnipeg business taxes apply. The area is experiencing growth in industrial, professional, and retail sectors, offering excellent visibility and infrastructure.



101 Progress Way

McGillivray Business Park

1. Pinseekers Golf Lounge
2. RINK Training Centre
3. Sheepdog Brew
4. De Luca's
5. Winnipeg Cowry Cabinets
6. Thrive Active
7. Flatlanders Flooring
8. Greenslade

Restaurants

1. Joey Kenaston
2. Moxies
3. Clay Oven
4. Sushi Hon
5. Wok Box
6. Boston Pizza
7. Nuburger
8. The Keg
9. Tim Horton's
10. McDonald's

Retail

1. Golf Town
2. Homesense
3. Michaels
4. Dollarama
5. The Home Depot
6. Walmart Supercentre
7. Canadian Tire
8. The Brick
9. Sport Chek
10. RONA

Grocery

1. Costco Wholesale
2. Sobey's
3. Bulk Barn
4. Shoppers Drug Mart
5. Safeway



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