



34 Gold Sun Drive, RM of Springfield, Manitoba

Newly Constructed Industrial Building

For Sale/Lease



Property Details

+/- 6,372 sq. ft.

BUILDING SIZE

+/- 1.65 acres

LAND AREA

\$1,650,000

SALE PRICE

\$15.95/sq. ft.

LEASE RATE

+/- 18' clear

CEILING HEIGHT

3 - 14' x 14' Grade Level

1 - 14' x 18' Grade Level

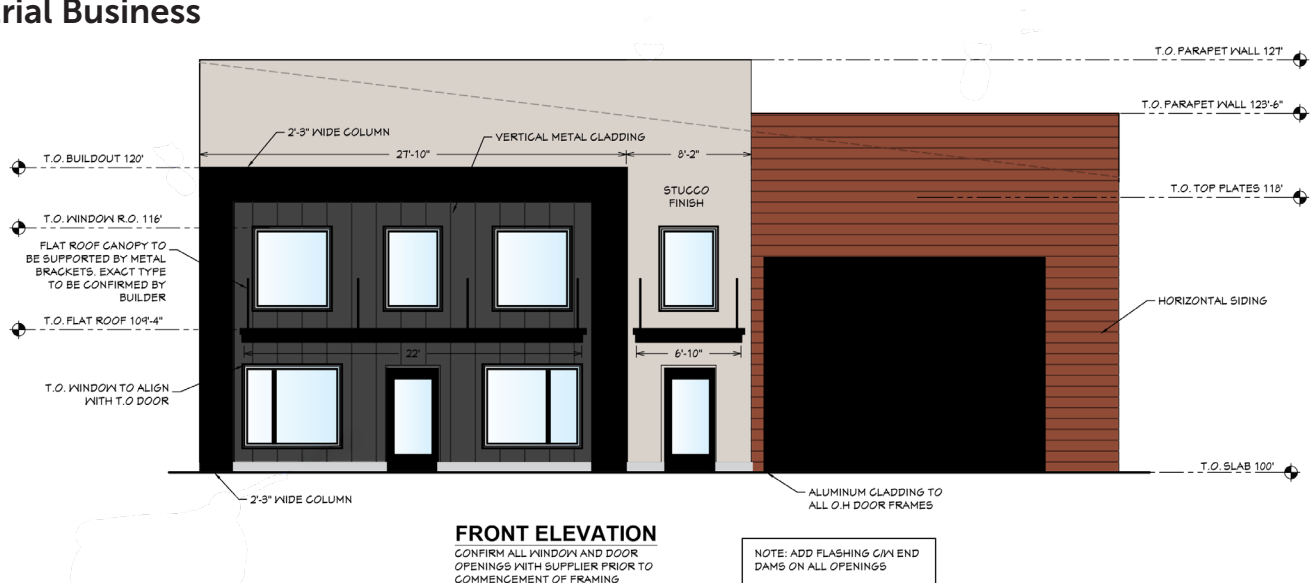
LOADING

MB - Industrial Business

ZONING

Features

- Located in the RM of Springfield resulting in lower taxes and creating operating cost savings including no City of Winnipeg Business Tax
- Newly constructed building serviced by well and holding tank
- Forced air natural gas heating and cooling
- 3 phase 400 amp power servicing the building
- In close proximity to major routes, easy access to the Trans Canada Highway and Perimeter Highway



Highlights



Prime Location

ADJACENT TO THE PERIMETER
HIGHWAY



Excellent Access

TO MAJOR TRANSPORTATION
ROUTES

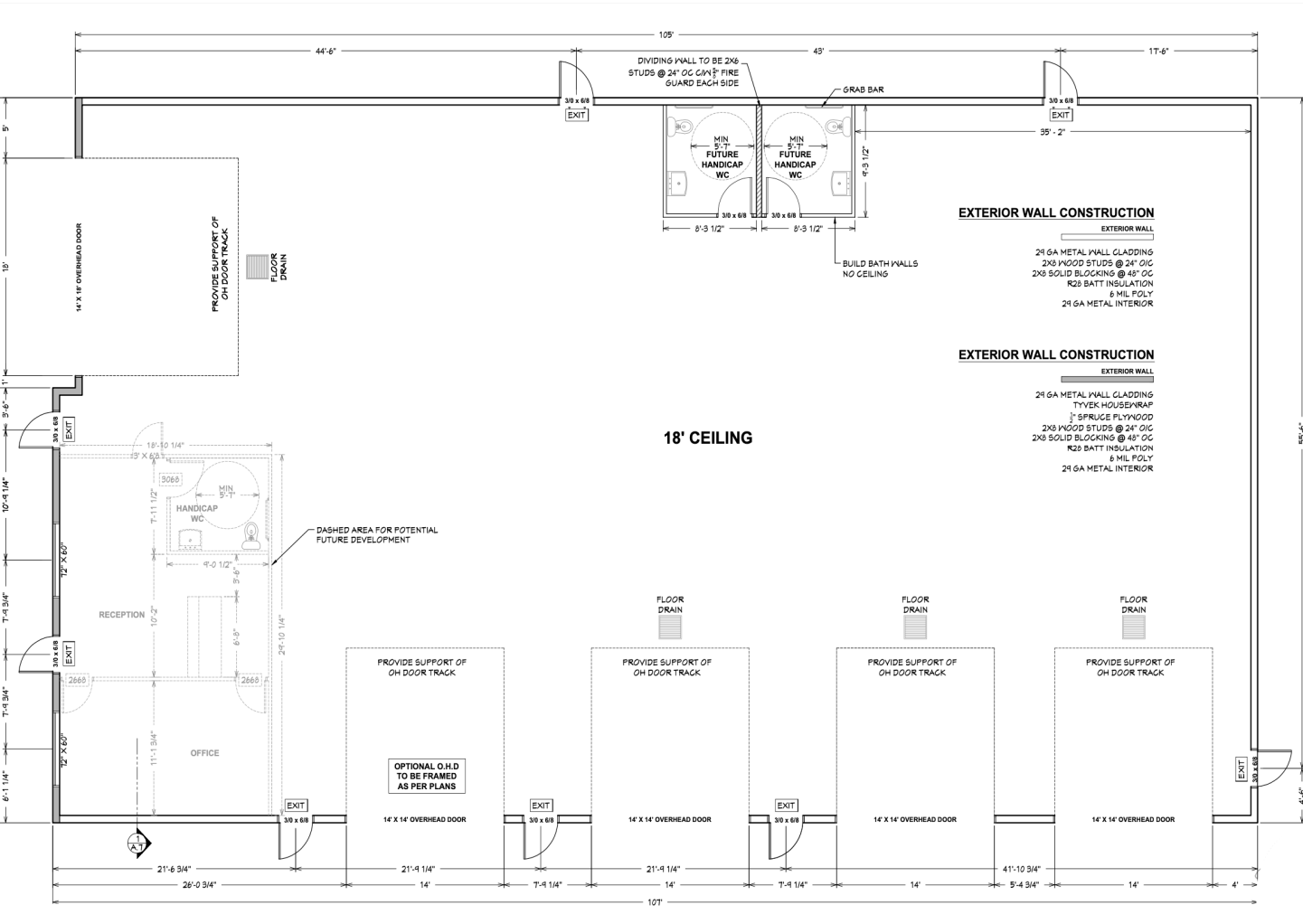


Ample Storage for

INDUSTRIAL EQUIPMENT
OR CONTAINERS



Images are for illustrative purposes only. The building at 34 Gold Sun Drive is proposed and not yet constructed; final design and appearance may vary





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