



14
DIELMANN DRIVE

RM OF HEADINGLEY, MANITOBA

FULLY LEASED SALE/LEASEBACK

PROPERTY FEATURES

BUILT by CSP Contracting

- Approximately 7,800 SF
 - Main floor: 6,300 SF / Second Floor: 1,500 SF*
- Fully leased sale/leaseback
- Piles and grade beam foundation
- 17' ceilings
- Interior and exterior metal clad
- 3 - 14x14 overhead doors
- Heating/cooling: forced air natural gas
- 2 exhaust fans
- Perimeter electrical outlets in warehouse
- 600 V power, water and septic connections (MTS available)
- Low property taxes
- Hall Road is constructed to permit heavy truck and machinery traffic
- No City of Winnipeg business tax
- Many businesses already under construction
- 1 mile from perimeter highway and easy access to all

PROPERTY LOCATION Located on Dielmann Drive in the RM of Headingley



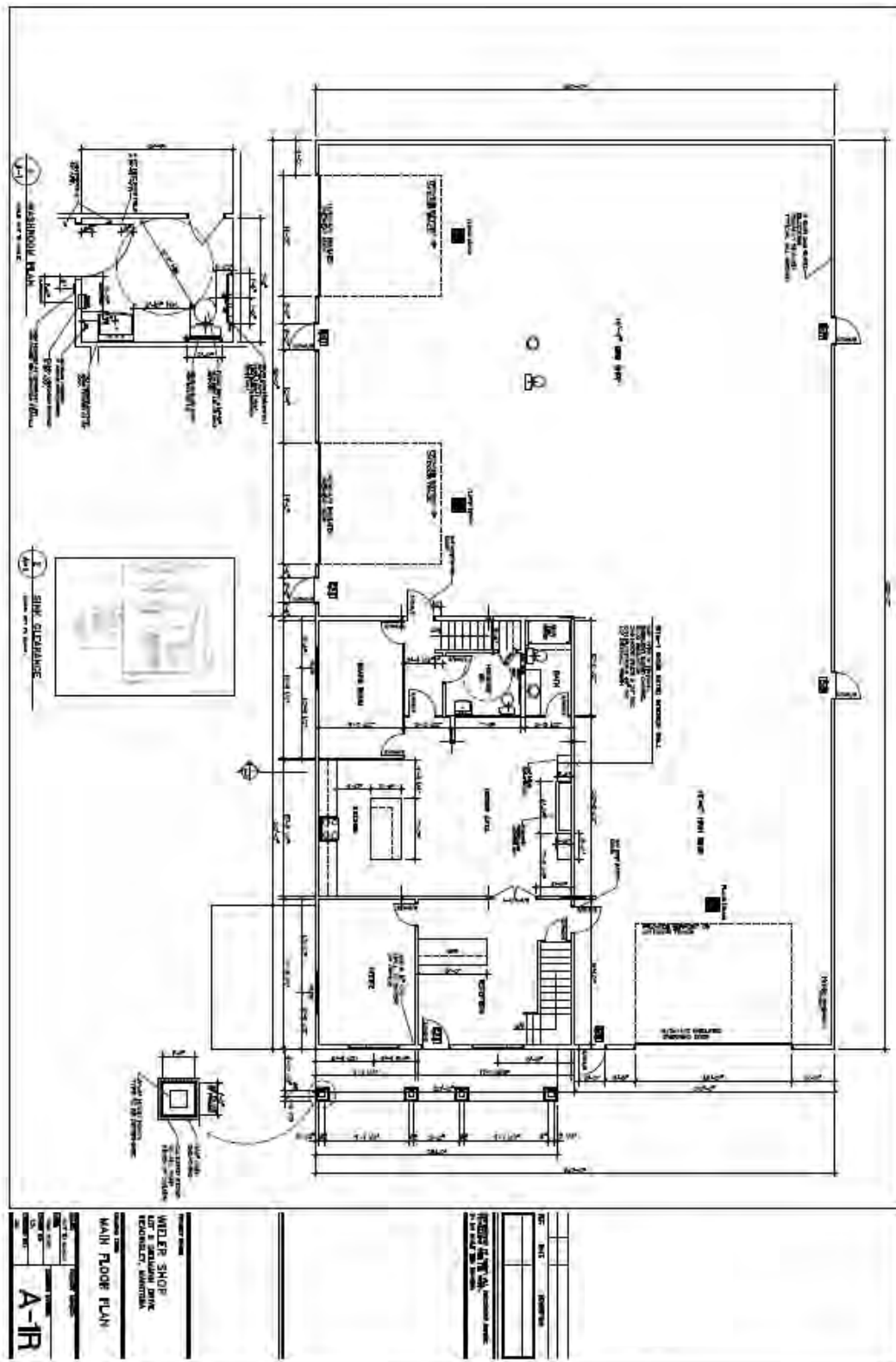
ASKING PRICE: \$1,850,000.00 PLUS APPLICABLE TAXES

PROPERTY DETAILS

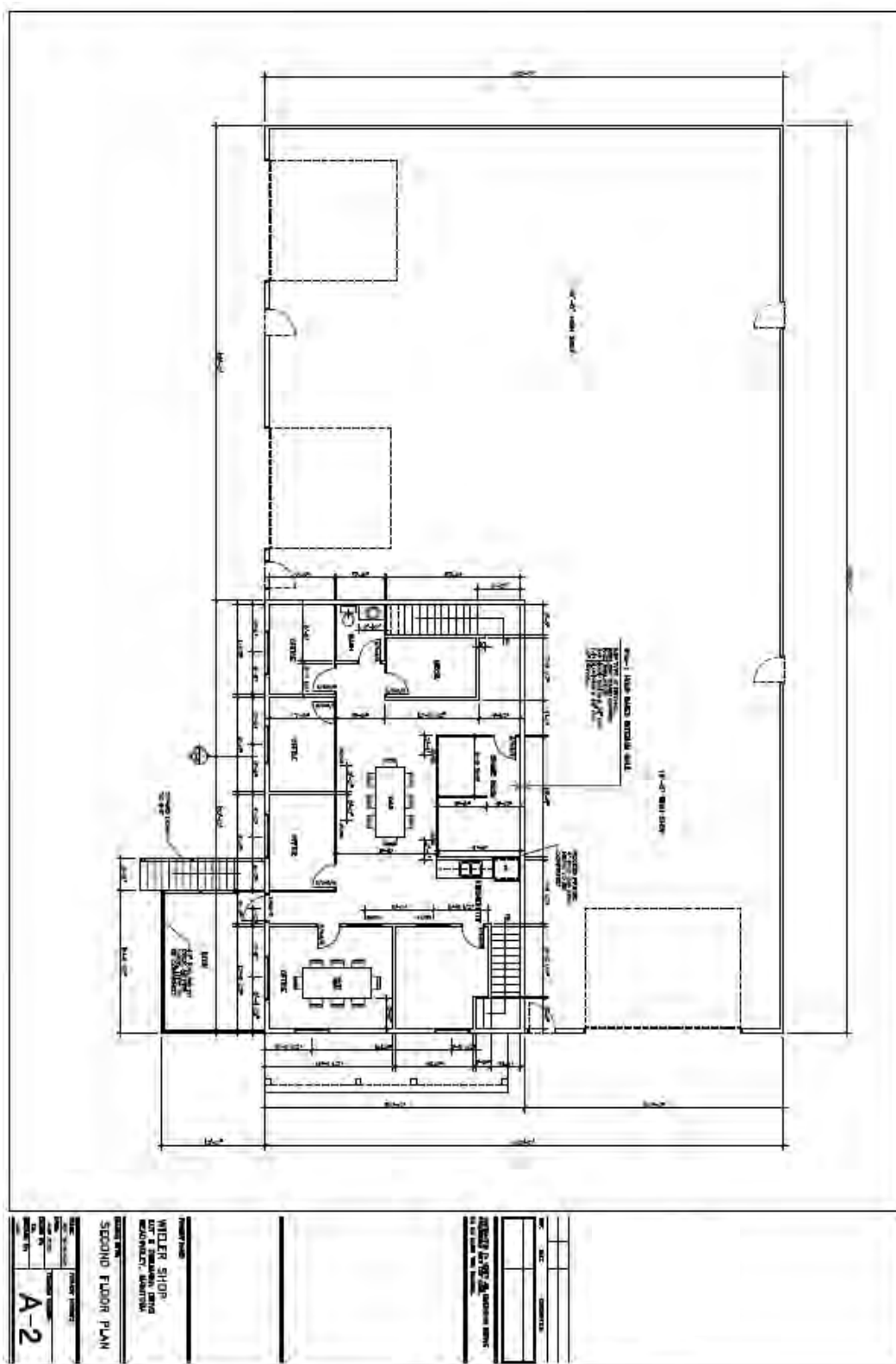
BUILDING AREA: +/- 7,800 SF
PROPERTY TAXES: TBD

LOT AREA: 1.25 ACRES
ZONING: IG - INDUSTRIAL GENERAL

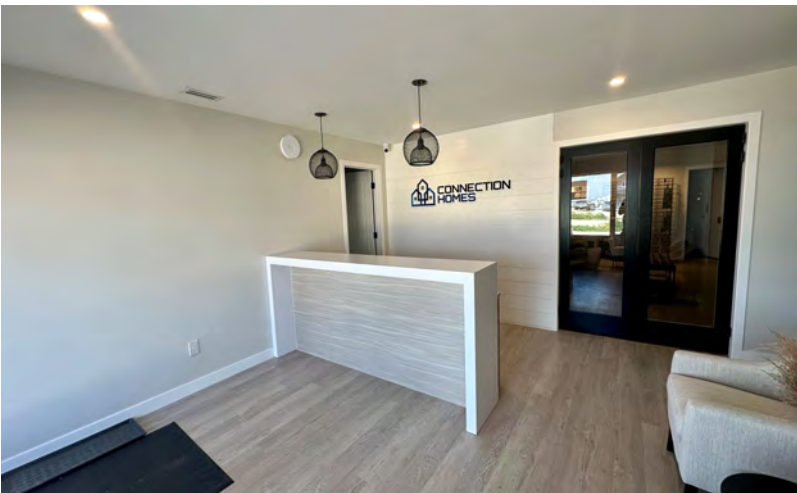
PROPERTY PLANS - MAIN FLOOR



PROPERTY PLANS - SECOND FLOOR



PROPERTY IMAGES



PROPERTY IMAGES



RE/MAX Commercial is a division of RE/MAX Professionals. The information contained herein has been approved to RE/MAX Professionals by others. We do not warranty its accuracy. You are advised to independently verify the information prior to submitting an offer. The information contained herein may change from time to time without notice. The property may be withdrawn from the market at any time without notice.