ICI PROPERTIES



1273 Hall Road, Headingley, Manitoba

Newly Constructed Flex Building in Headingley

For Sale/Lease

ICI PROPERTIES

Property Details

+/- 10,032 sq. ft.
TOTAL BUILDING SIZE

+/- 2,660 sq. ft.
+/- 3,660 sq. ft.
+/- 3,712 sq. ft.
+/- 6,320 sq. ft.
+/- 6,372 sq. ft.
+/- 10,032 sq. ft.
UNITS AVAILABLE

+/- 1.24 acres
LAND AREA

$2,400,000
SALE PRICE

$15.95/sq. ft.
LEASE RATE

$4.00/sq. ft.
CAM & PROPERTY TAXES

6 - 14' x 14' grade doors
1 - 18' x 14' grade doors
LOADING

IG - Industrial
ZONING

February 2027
AVAILABLE

Features

- Exceptional opportunity for businesses seeking versatile and functional space in the vibrant community of Headingley
- Multiple unit sizes and configurations available
- Customizable unit layout adaptable to tenant exact specifications
- Flex space offers a dynamic environment perfectly suited for a wide range of uses, from light industrial operations to showroom and office setups.
- Ability to fence and secure yard.
- Tenants benefit from no City of Winnipeg business taxes and lower property taxes
- Strategically located in the RM of Headingley in close proximity to a diverse mix of commercial and single family developments
- Headingley's strategic location offers proximity to major transportation routes, facilitating seamless connectivity with Winnipeg and surrounding communities
- Easy access to the Trans-Canada Highway (Highway #1) and Perimeter Highway, connecting to Winnipeg, western Manitoba, and Saskatchewan

Highlights

Prime Location
ADJACENT TO THE PERIMETER HIGHWAY

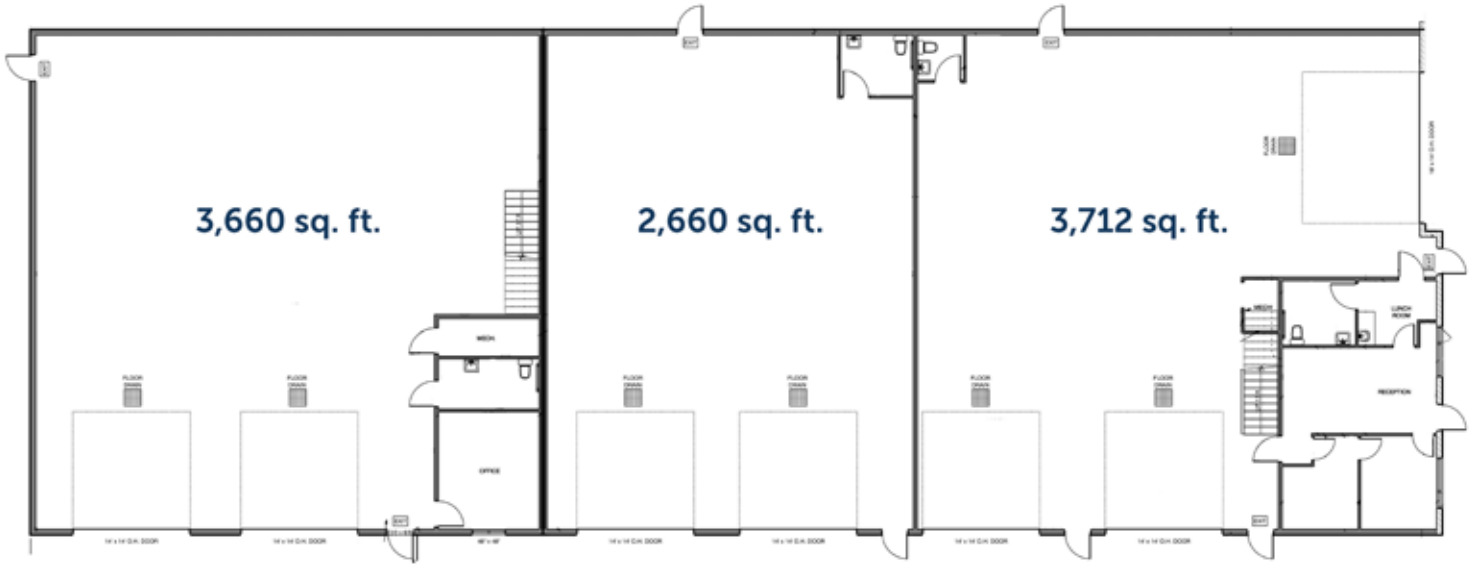
Excellent Access
TO MAJOR TRANSPORTATION ROUTES

Ample Storage for
INDUSTRIAL EQUIPMENT OR CONTAINERS

Wide Yard
FOR EFFICIENT LOADING AND UNLOADING

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Floor Plan



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Connect with us today!

iciproperties.com

Tyson Preisentanz*
SENIOR VICE PRESIDENT

tpreisentanz@iciproperties.com
204-782-6183

Jared Kushner*
VICE PRESIDENT

jkushner@iciproperties.com
204-294-1087

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