



Heated Commercial Shop, Warehouse, Storage & Office **For Lease**
78 PTH 52W (Main Street), Steinbach MB

Cliff Dyck*
Commercial Real Estate Advisory
(204) 451-0577
cliff@dycktoni.com

Taylor Toni*
Commercial Real Estate Advisory
(204) 479-1049
taylor@dycktoni.com

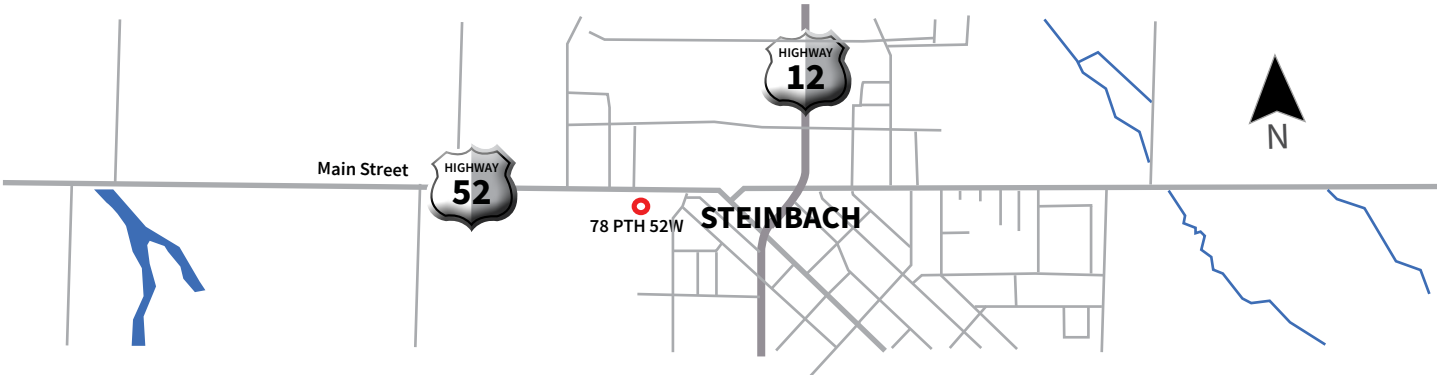


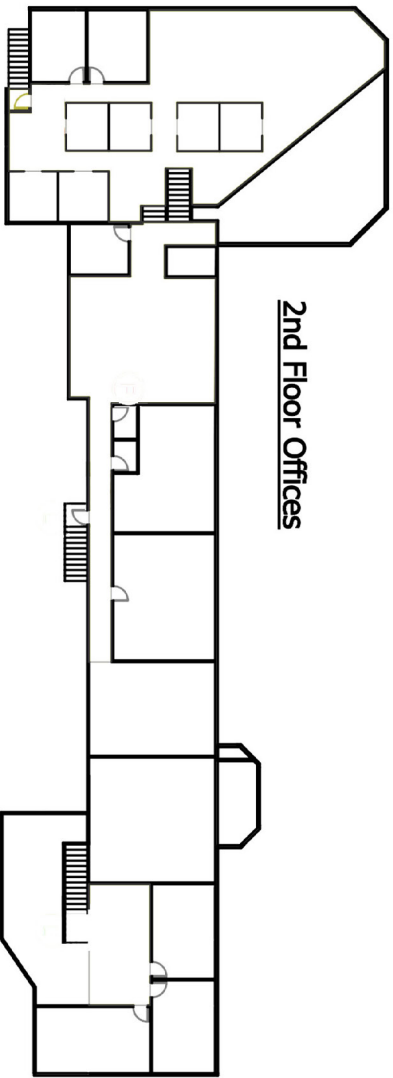
Property Overview

Heated Commercial Shop, Warehouse, Storage & Office in Steinbach For Lease

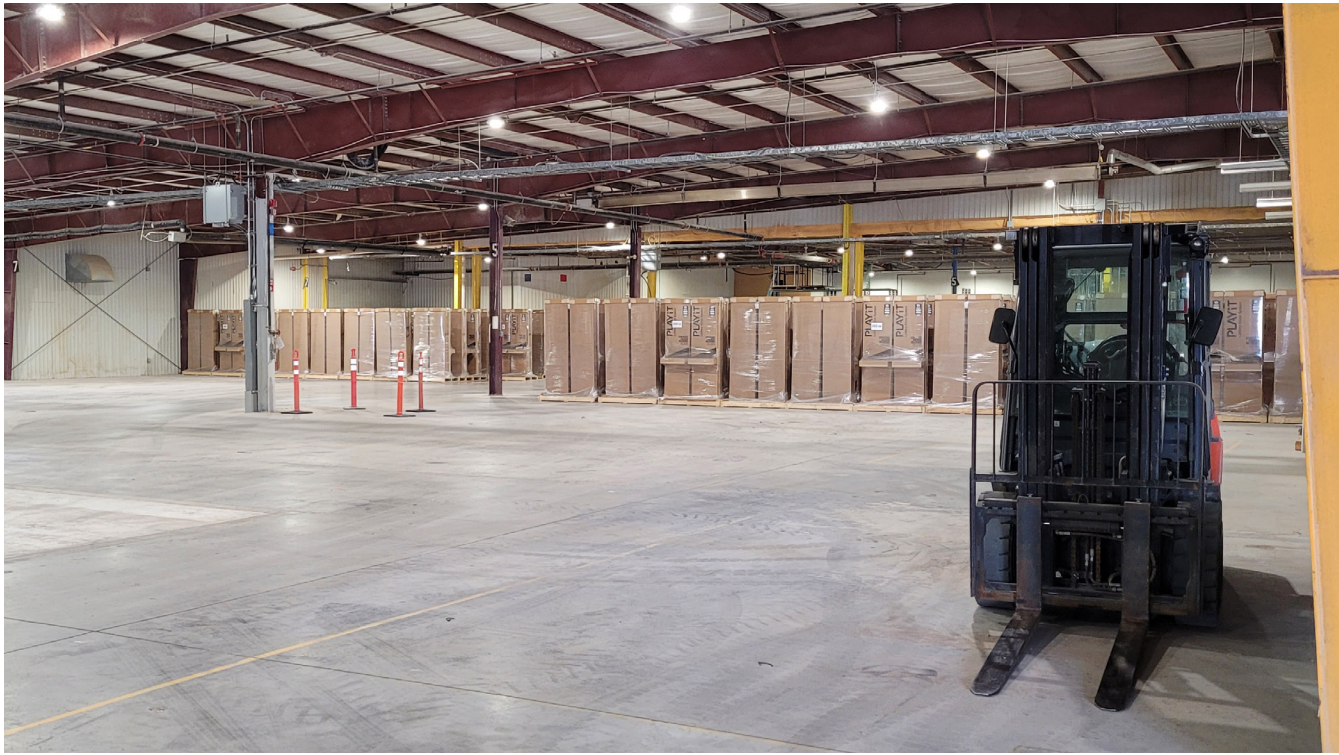
78 PTH 52W in Steinbach offers a rare industrial leasing opportunity with flexible space options from approximately 2,500 to 50,000 square feet. Ownership is willing to work with the right tenant to customize the size and layout to suit specific operational requirements. Office space can be configured up to approximately 8,000 SF and tenants will have access to a shared boardroom and common reception area, providing an excellent solution for users requiring a combination of warehouse, manufacturing, distribution, and administrative space. Zoned M1 Light Industrial, the property features heated shop, warehouse, and storage space with direct Highway 52 frontage (Main Street), a heavy truck-grade yard, drive-in capability, and an on-site truck wash bay. Building features include 16’–20’ clear ceiling heights, 3-phase 600V power, concrete floors, and multiple loading configurations, including dock, cross-dock, and 18’ x 14’ overhead doors. With utilities and Wi-Fi included, plus monitored security systems, this turnkey facility is well suited for logistics and transportation companies, light manufacturing, regional distribution, and businesses requiring heavy equipment access or commercial storage.

Address	78 PTH 52W (Main St), Steinbach MB	Ceiling Height	16’-20’
Available Area	2,500-50,000 SF	Flooring	Concrete
Net Lease Rate	Warehouse: \$11.50 PSF Office: \$16.30 PSF	Overhead Doors	Dock Doors Cross-Dock Doors Grade Level Loading Doors 18’x14’ Grade Level Drive-In Doors
Additional Rent	Warehouse: \$3.50 PSF Office: \$3.50 PSF	Electrical	3 Phase 600V
Zoning	M1 Light Industrial	Mechanical	Exhaust system in place
Washrooms	Shared washroom facility & 1 accessible washroom	Equipment Access	Forklift & scissor lift
Showers	Private showers	Fire Safety	Sprinklered & fire alarm monitored
Truck Wash Bay	On-site	Security	Key fob access & security cameras throughout





The Photos





Cliff Dyck*
Commercial Real Estate Advisory
(204) 451-0577
cliff@dycktoni.com

Taylor Toni*
Commercial Real Estate Advisory
(204) 479-1049
taylor@dycktoni.com

This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. *Services provided by: Theodore Clifford Dyck Personal Real Estate Corporation, Taylor Toni Personal Real Estate Corporation and RE/MAX Performance. **Taylor Peacock is not a licensed agent. Each office is independently owned and operated.

