



**FOR LEASE**  
**17 Gee Tee Way**  
**RM OF SPRINGFIELD**



**James Toker**  
**Associate**

T 204 934 6210  
C 204 914 8423  
james.toker@cwstevenson.ca

**Ryan Munt**  
**Senior Vice President**

Ryan Munt Personal Real Estate Corporation  
T 204 928 5015  
C 204 298 1905  
ryan.munt@cwstevenson.ca

## FOR LEASE

# 17 Gee Tee Way

(+/-) 2,944 to 10,120 sf Available

### PROPERTY HIGHLIGHTS

- Join a quickly growing industrial park just 5 minutes from the Perimeter Highway in the RM of Springfield
- Choose between 10,120 square feet of built out office and warehouse or up to 5,888 square feet of shell space ready to be customized
- Units 1 & 2 can be combined for 5,888 square feet
- Move-in ready with beautiful office buildout
- 4 drive through grade doors with electric openers in unit 3
- Floor drains in the warehouse
- Security cameras on the exterior of the building
- (+/-) 16' to 19' clear ceiling height
- Fenced compound space available
- Zoned MG

UNIT	SQ FT (+/-)	LOADING	LEASE RATE	CAM & TAX	AVAILABLE
1	2,944	1 Grade	\$14.95 psf	\$3.00 psf	Immediately
2	2,944	1 Grade	\$14.95 psf	\$3.00 psf	Immediately
1 & 2	5,888	2 Grade	\$14.95 psf	\$3.00 psf	Immediately
3	10,120	4 Grade	\$15.95 psf	\$3.00 psf	TBD



[Click Here For  
a Virtual Tour](#)

For Lease

# 17 Gee Tee Way



**BOARDROOM**



**RECEPTION**



**KITCHEN**



**WAREHOUSE**



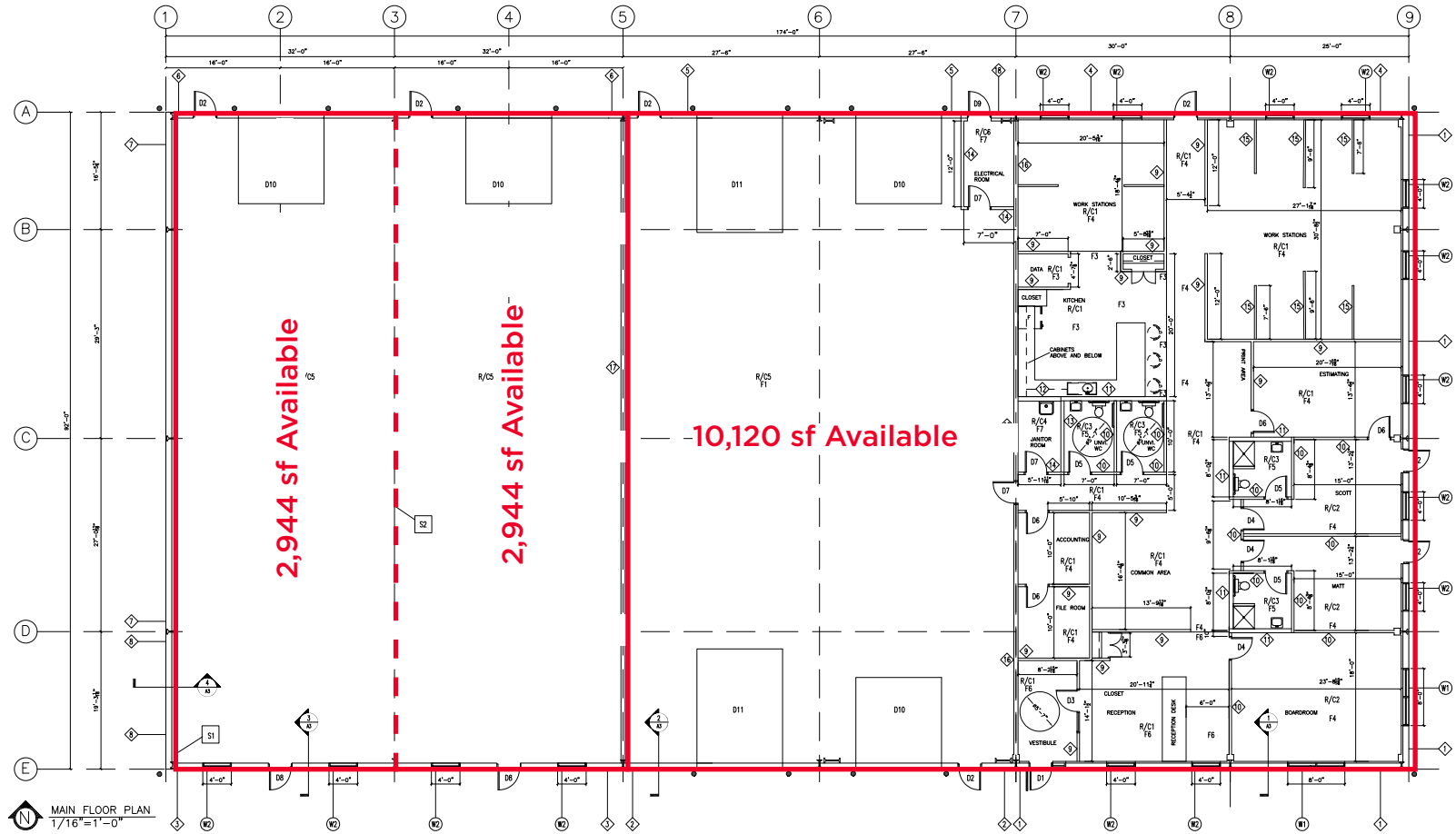
**OPEN WORK SPACE**



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. 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.

For Lease

# 17 Gee Tee Way



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. 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.

For Lease

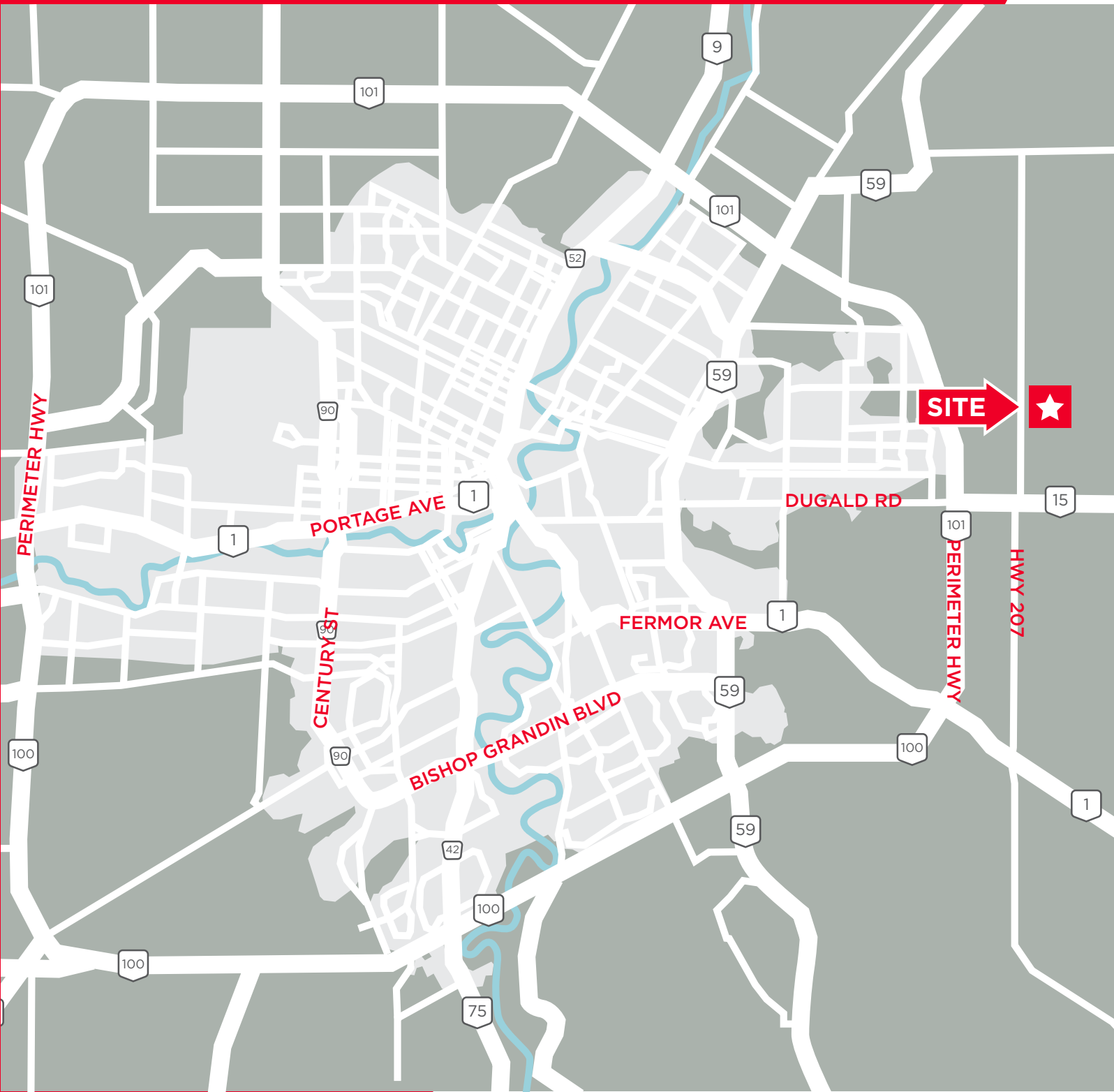
# 17 Gee Tee Way



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. 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.

For Lease

# 17 Gee Tee Way



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. 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.



**James Toker**  
**Associate**

T 204 934 6210  
C 204 914 8423  
james.toker@cwstevenson.ca

**Ryan Munt**  
**Senior Vice President**

Ryan Munt Personal Real Estate Corporation  
T 204 928 5015  
C 204 298 1905  
ryan.munt@cwstevenson.ca



**MERIDIAN**  
PLUMBING AND HEATING  
PLUMBING AND HEATING



Independently Owned and Operated. A Division of the Cushman & Wakefield Alliance. ©2019 Cushman & Wakefield. All rights reserved. The information contained in this communication is for informational purposes only. This information can be obtained from sources believed to be reliable but the firm does not warrant or represent that the information is accurate, complete or up-to-date. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR AS TO THE RESULTS OF ANY COURSE OF ACTION TAKEN THEREON. THE INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION IS SUBJECT TO UNCERTAINTY AND DOES NOT CONSTITUTE AN OFFER OF INVESTMENT OR FINANCIAL ADVICE.