

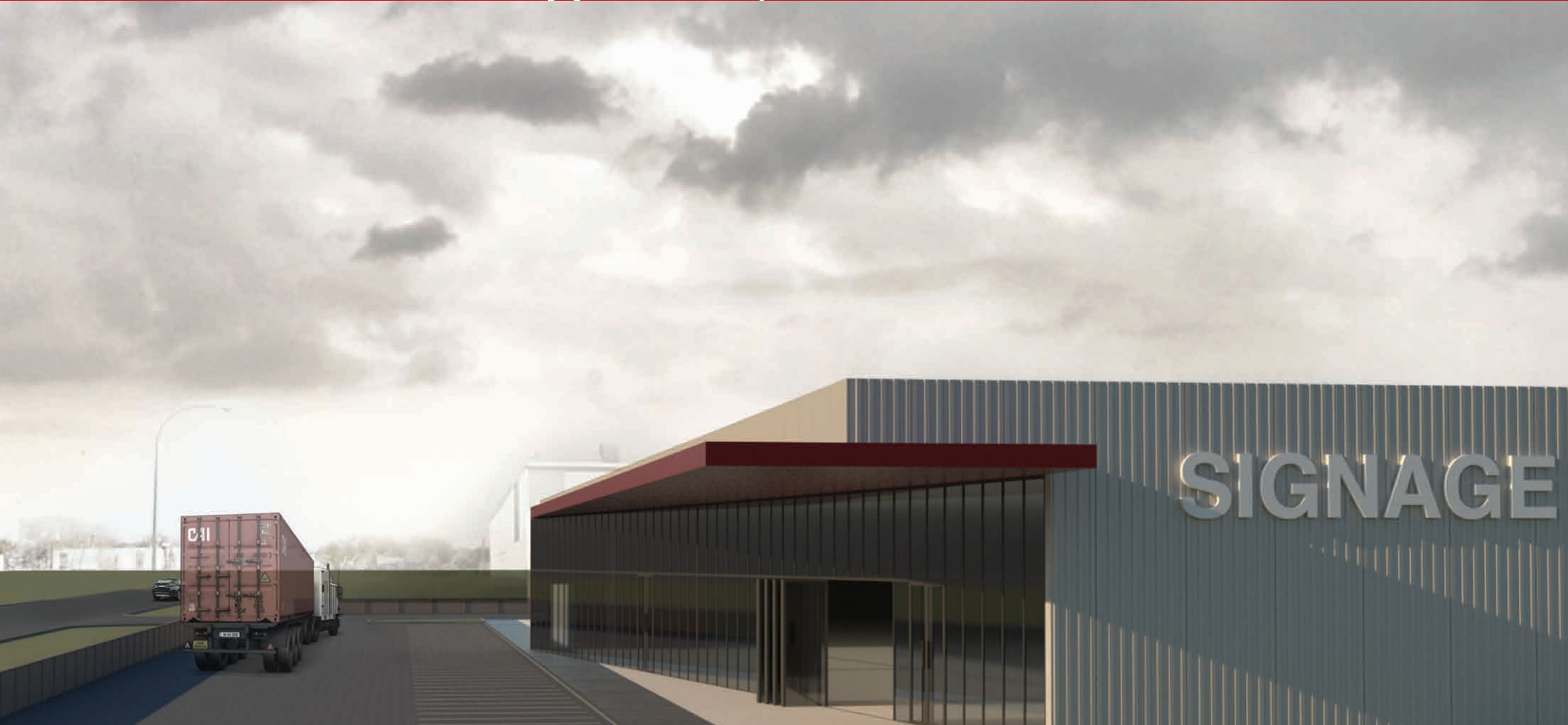
**FOR LEASE**

# 10 Bentall Street

WINNIPEG, MB



***Build-To-Suit Opportunity in Inkster Industrial Park***



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Services provided by Trevor Clay Personal Real Estate Corporation

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# HIGHLIGHTS

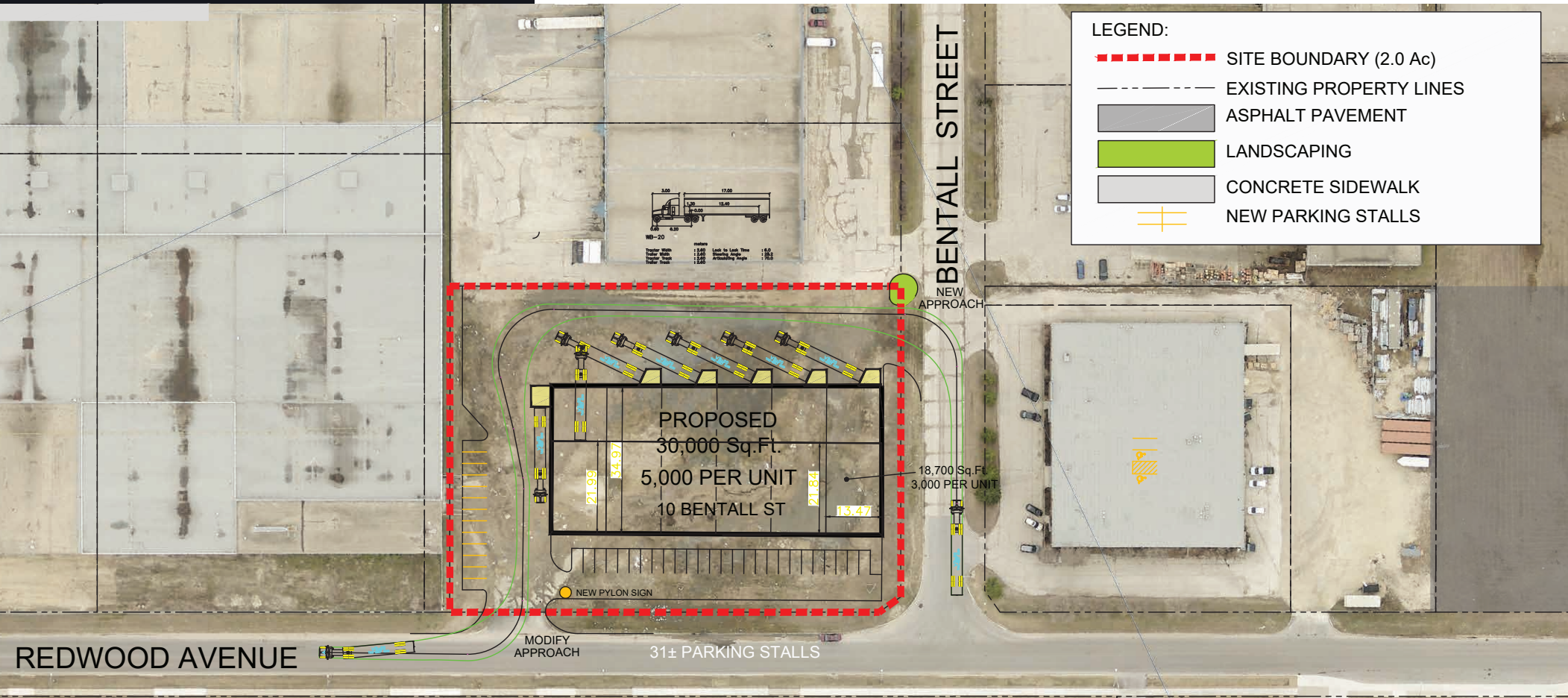
- Rectangular 2.1 acre site with two access points onto Redwood Avenue and Bentall Street
- Well suited in Winnipeg's largest industrial park
- Location provides for excellent access to key transportation routes

# Property Details

LAND AREA (+/-)	2.1 acres
ASKING RENTAL RATE	TBD
BUILDING AREA (+/-)	30,000 sq. ft.
AREA AVAILABLE (+/-)	5,000 - 30,000 sq. ft.
ZONING	M2 Industrial

## INITIAL DESIGN SPECIFICATIONS

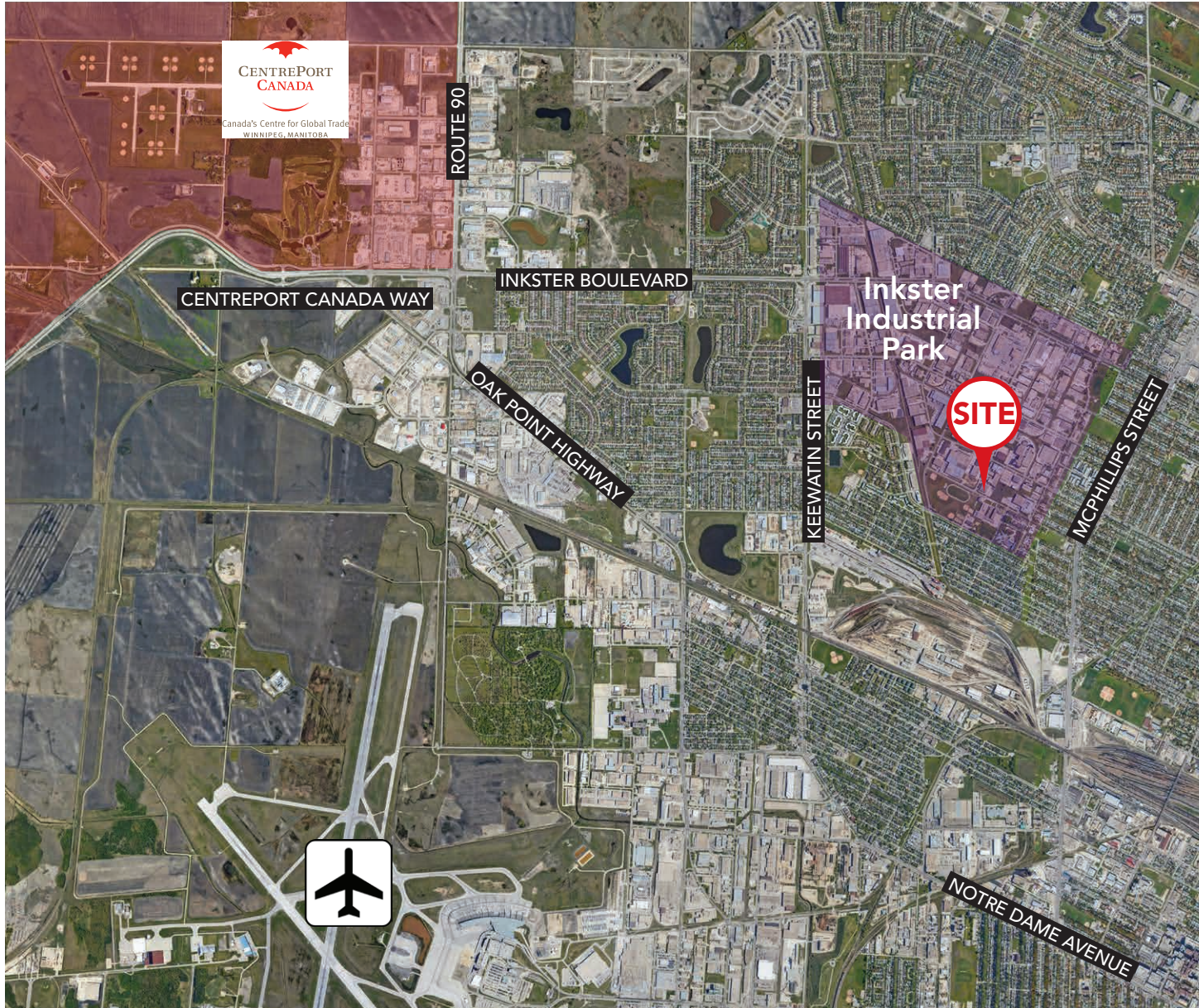
- Ceiling Height – 20' clear (can go up to 24')
- Electrical Capacity – 800 amp, 347/600 volt
- Loading – 6 dock (can provide grade)
- Lighting – LED
- Foundation- 6' concrete slab on grade
- Roof- EPDM
- Sprinkler – basic wet sprinkler system
- Mechanical – gas fired unit heaters/ radiant heaters





# 10 Bentall Street

## NORTHWEST WINNIPEG OVERVIEW AERIAL



## INKSTER INDUSTRIAL PARK OVERVIEW

- Inkster Industrial Park is Winnipeg's largest and offers 9.3 million square feet of space on 600 acres of land
- Located in Northwest Winnipeg, Inkster park offers excellent access to critical transportation routes including Winnipeg's brand new Centreport Canada Way
- Its location in proximity to James Richardson International Airport is of significant value to many users
- The Park is also well serviced by rail with a direct connection to CPR's Weston Yards



# 10 Bentall Street

INKSTER INDUSTRIAL PARK AERIAL







COMMERCIAL REAL ESTATE  
SERVICES INC.

## Contact

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