

FOR LEASE



**COMMERCIAL REAL ESTATE
SERVICES INC.**

Sheppard Street

WINNIPEG, MB

Build-To-Suit Opportunity in Inkster Industrial Park



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Property Highlights

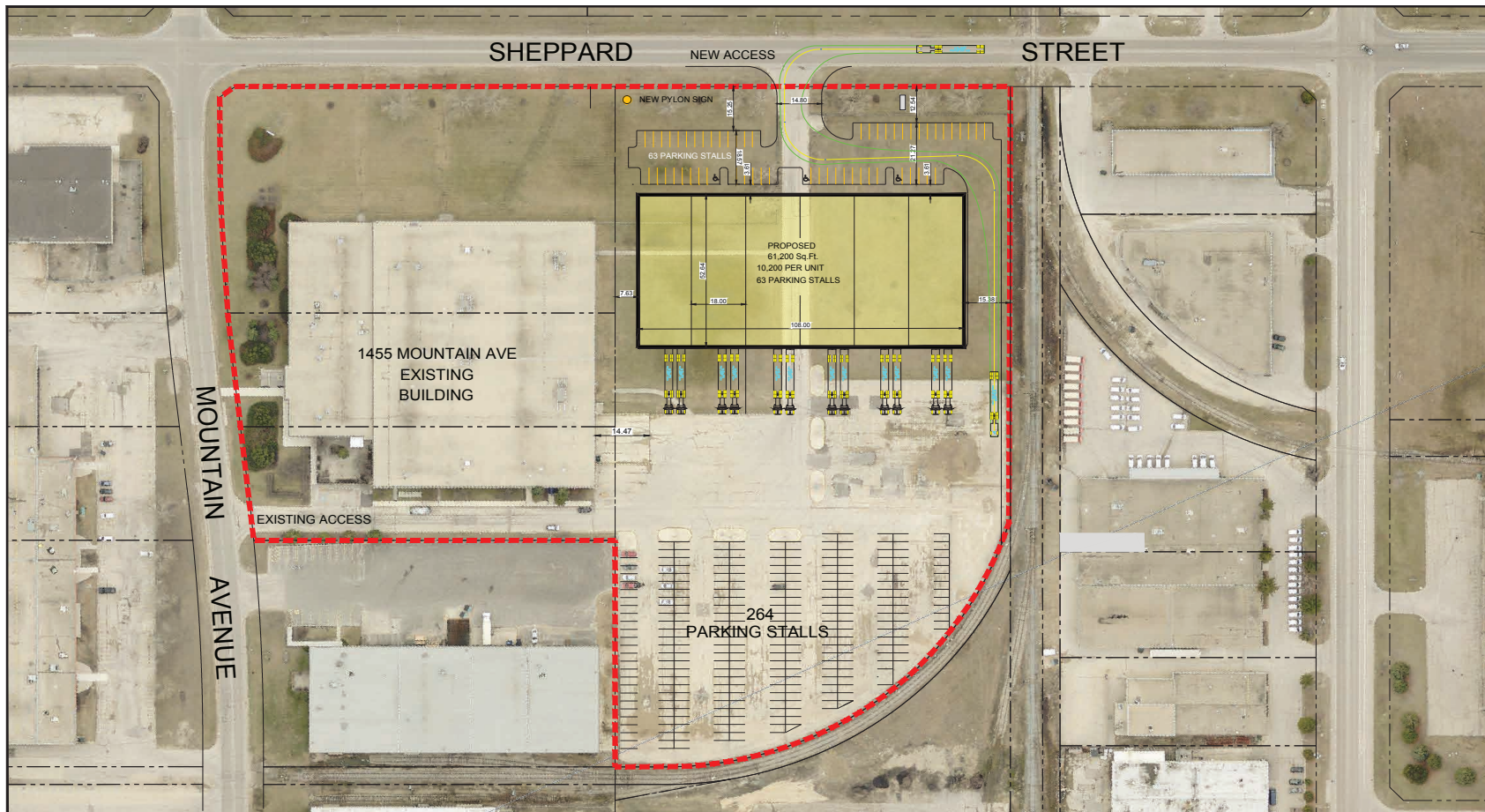
- Up to 75,000 square feet on approximately 6 acres
- Prime Inkster Industrial Park location
- Location provides for excellent access to key transportation routes
- Landlord will work with potential tenant to provide custom designed facility to meet specific requirements

Property Details

LAND AREA	6.0 acres (+/-)
ASKING RENTAL RATE	TBD
BUILDING AREA	up to 75,000 sq. ft. (+/-)
ZONING	M1 Manufacturing Light

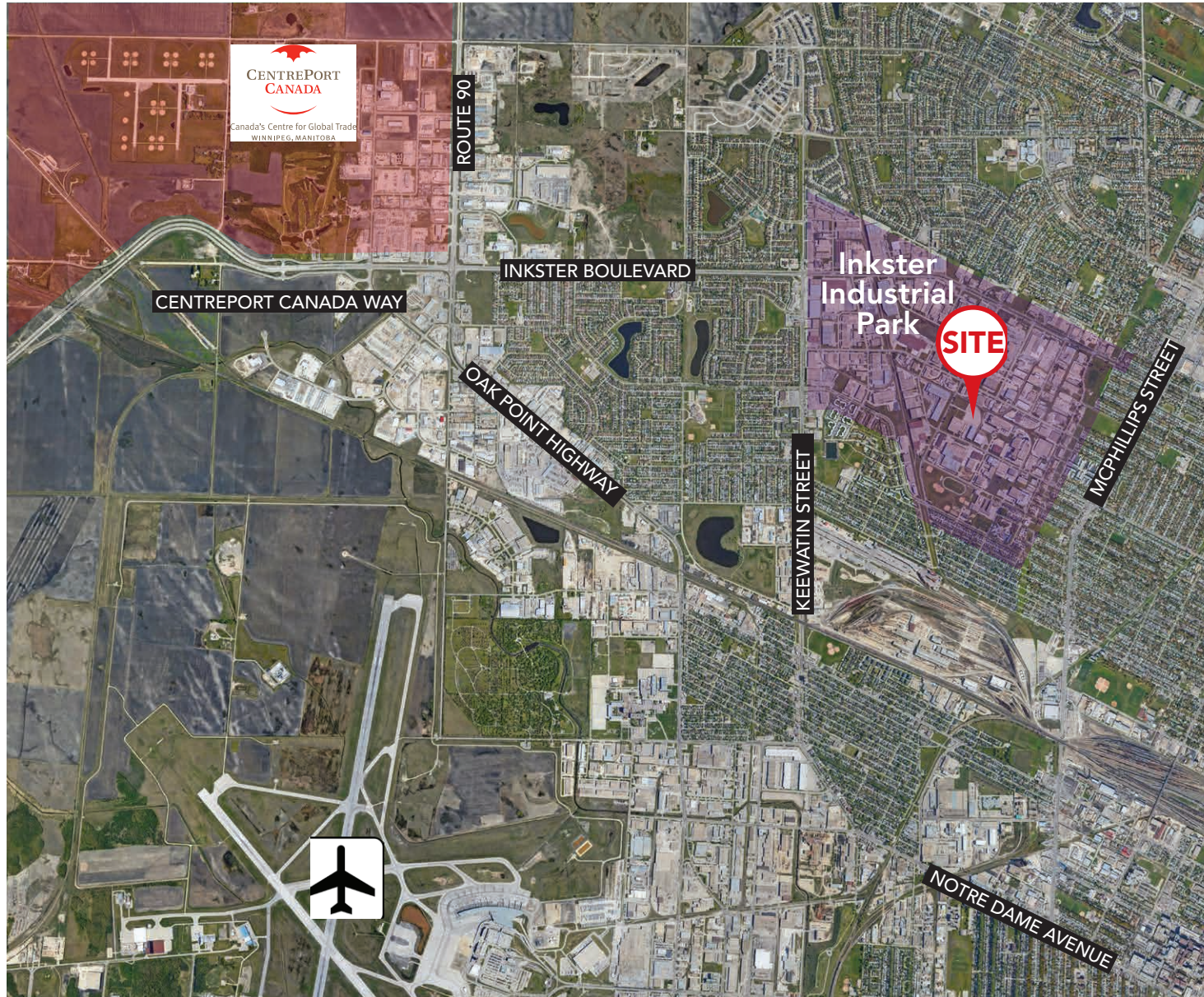
INITIAL DESIGN SPECIFICATIONS

- | | |
|---|---|
| <ul style="list-style-type: none"> • Ceiling Height – 24' clear • Electrical Capacity – 800 amp, 347/600 volt • Loading – Dock & Grade • Lighting – LED | <ul style="list-style-type: none"> • Foundation- 6' concrete slab on grade • Roof- EPDM • Sprinkler – basic wet sprinkler system • Mechanical – gas fired unit heaters/ radiant heaters |
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Sheppard 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

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INKSTER INDUSTRIAL PARK AERIAL





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Contact

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