

FOR LEASE

133 De Baets Street

WINNIPEG, MB


Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

~ Fully Renovated Flex Space in St. Boniface Industrial Park ~



LUKE PAULSEN, Vice President, Sales & Leasing

(204) 985-1358

luke.paulsen@capitalgrp.ca

Services provided by Luke Paulsen Personal Real Estate Corporation


capitalgrp.ca

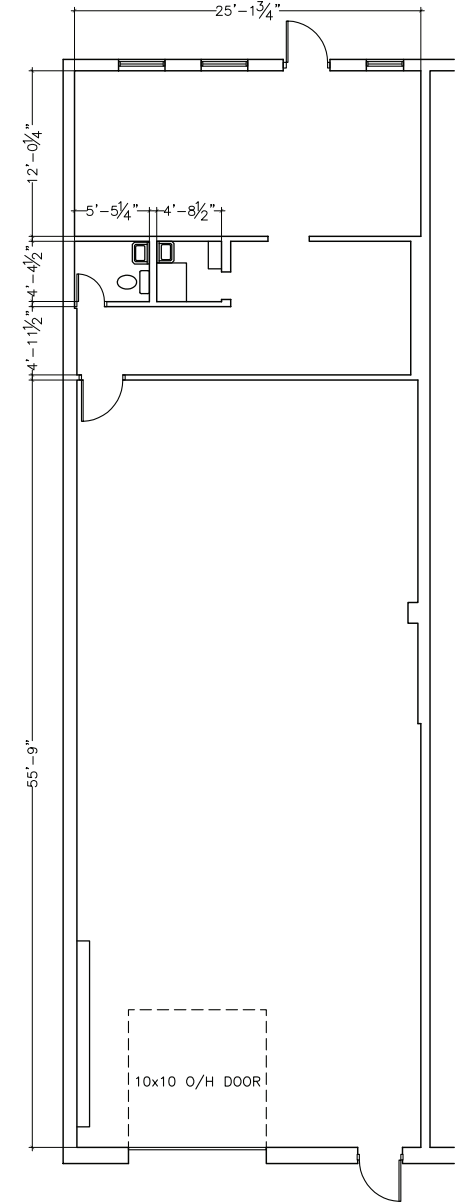
133 De Baets Street

Property Details

BUILDING AREA (+/-)	20,800 sq. ft.
AREA AVAILABLE (+/-)	2,080 sq. ft.
LOADING	1 grade level door
ZONING	M2 - Industrial
NET RENTAL RATE	\$8.95 sq. ft.
ADDITIONAL RENT	\$6.56 sq. ft.
CEILING HEIGHT	14 ft.
ELECTRICAL	100 Amp, 120/208 Volt, 3 Phase 4 Wire
AVAILABILITY	March 1, 2024



FLOOR PLAN



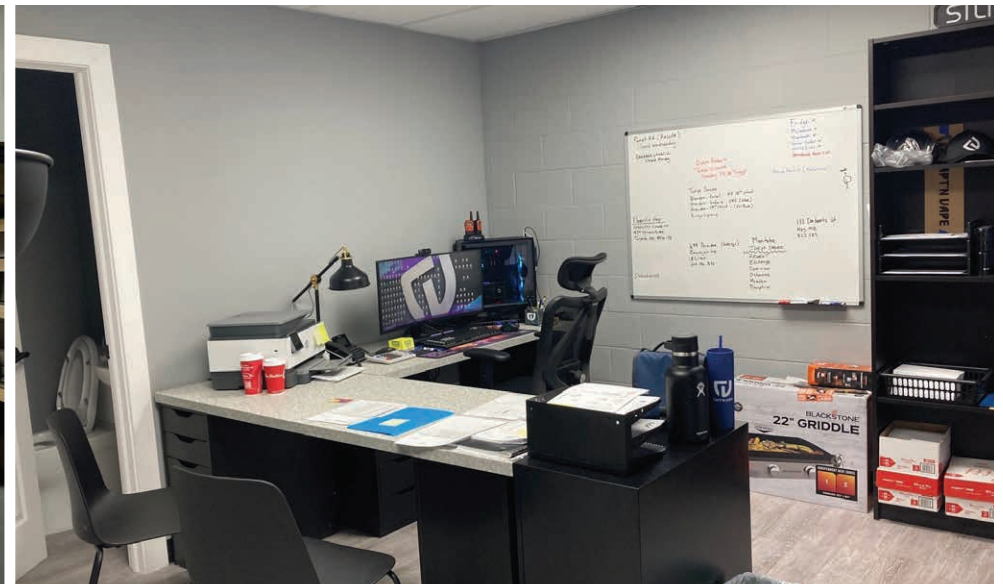
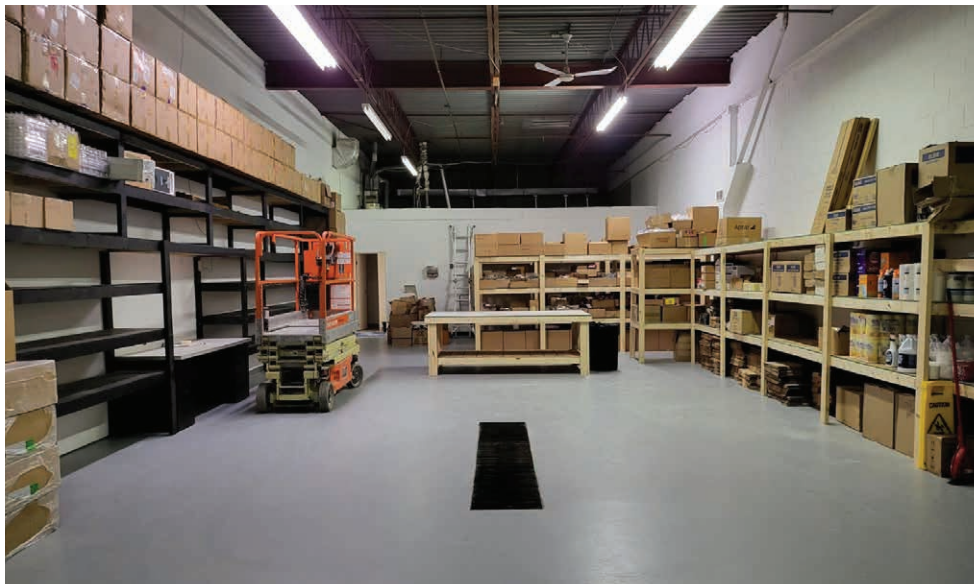
133 De Baets Street

Site Aerial



133 De Baets Street

Photographs



133 De Baets Street

Drive Time Analysis



RICHARDSON INTL. AIRPORT
24 minutes



PORTAGE & MAIN
12 minutes



POLO PARK SHOPPING CENTRE
18 minutes



THE FORKS
12 minutes



PERIMETER HIGHWAY
7 minutes



COMMERCIAL REAL ESTATE
SERVICES INC.

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300 - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4

T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Luke Paulsen

Vice President, Sales & Leasing

(204) 985-1358

luke.paulsen@capitalgrp.ca

Services provided by Luke Paulsen Personal Real Estate Corporation

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.