

**FOR SUBLEASE**

# **10 Hutchings Street**

WINNIPEG, MB

**OFFICES WITH TRAILER PARKING COMPOUND**



COMMERCIAL REAL ESTATE  
SERVICES INC.



## ***Property Highlights***

- 5,493 sq. ft. of second floor offices
- (10) non-electrified trailer parking spaces in fenced compound
- Strategically located in Inkster Industrial Park
- Headlease expiry April 30, 2027

## **CONTACT**

### **Dilpreet Mathauda**

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*Services provided by Eric A. Ott Personal Real Estate Corporation*

# 10 Hutchings Street

## Property Details

HEADLEASE EXPIRY April 30, 2027

OFFICE AREA (+/-) 5,493 sq. ft.

BASIC RENT \$9.50 per sq. ft.

ADDITIONAL RENT \$4.00 per sq. ft.

TRAILER PARKING \$1,800 monthly for (10) non-electrified trailer parking spaces

## Floor Plan



## Shared Compound



# 10 Hutchings Street

## Exterior Photographs



# 10 Hutchings Street

## Office Photographs



# 10 Hutchings Street

## Location Aerial



PERIMETER HIGHWAY

# CENTREPORT CANADA

# RM OF ROSSER

# WINNIPEG

CN RAIL LINE

CP RAIL LINE

CENTREPORT CANADA WAY

CP RAIL LINE

Industrial Manufacturing & Logistics

CentrePort Canada Rail Park

Strategic Development

Future Residential

WINNIPEG RICHARDSON INTERNATIONAL AIRPORT

INKSTER BOULEVARD

SITE

**BROOKPORT BUS. PK.**

EMATRIX TRANSPORT, LONGVIEW LOGISTICS LTD., Merit, Plateau, Green Leaf, Green Leaf

**BROOKSIDE BUS. PK.**

United Rentals, Kaycan, Tim Hortons, Fairview, E+B+D Enterprises Inc., THE ROSEDALE GROUP, KALTIRE, FedEx, Oil Mart, EASTSIDE HEAVY TRUCK, Cormet, Mobil 1, QuikX Transportation, TRANSX, FLEET

**NORTH INKSTER IND.**

INDERSLEY, EDGE, PENNER INTERNATIONAL, WorldWays TRANSPORT, FFI International

**INKSBROOK IND. PK.**

STH, FGI, DAY ACROSS, Fountain Tire, staples, Sameday WORLDWIDE

**NORTHWEST BUS. PK.**

MSKESSON, ups

**INKSTER IND. PK.**

Pratt, RICHBOU, NATIONAL FERRY EQUIPMENT, REMER LOGISTICS LTD., CANADA GOOSE, Tim Hortons, Sobey's, amazon, PROSOL, BIGBRIGHT, BROCKWHITE

**OAK POINT IND.**

Erb, CANADA CARTAGE, Octane, FFI, DAVIS, MASIM, CAPRICORN E, POLYVIEW

**BROOKSIDE IND. PK.**

FREIGHTLINER, ROSENAU TRANSPORT LTD., MAJOR Drilling, COSENTINO, Insituform, IPEX, tire, NJI

**WESTON SHOPS**

W3, alacra, CP

RRC POLYTECH

CO-OP

**OMAND'S CREEK IND.**

ASL Distribution Services, CardinalHealth, Uni-Jet, EMATRIX TRANSPORT, Veritiv, northern, Core-Mark

**MURRAY IND.**

BOEING, WINPAK, North West

**ST. JAMES IND.**

WPA, Bison TRANSPORT, COSTCO WHOLESALE, CertainFeed, Russell Metals, StandardAero, EMCO, MAGELLAN

PP POLO PARK

# 10 Hutchings Street

## Drive Times



RICHARDSON INTL. AIRPORT  
**14 minutes**



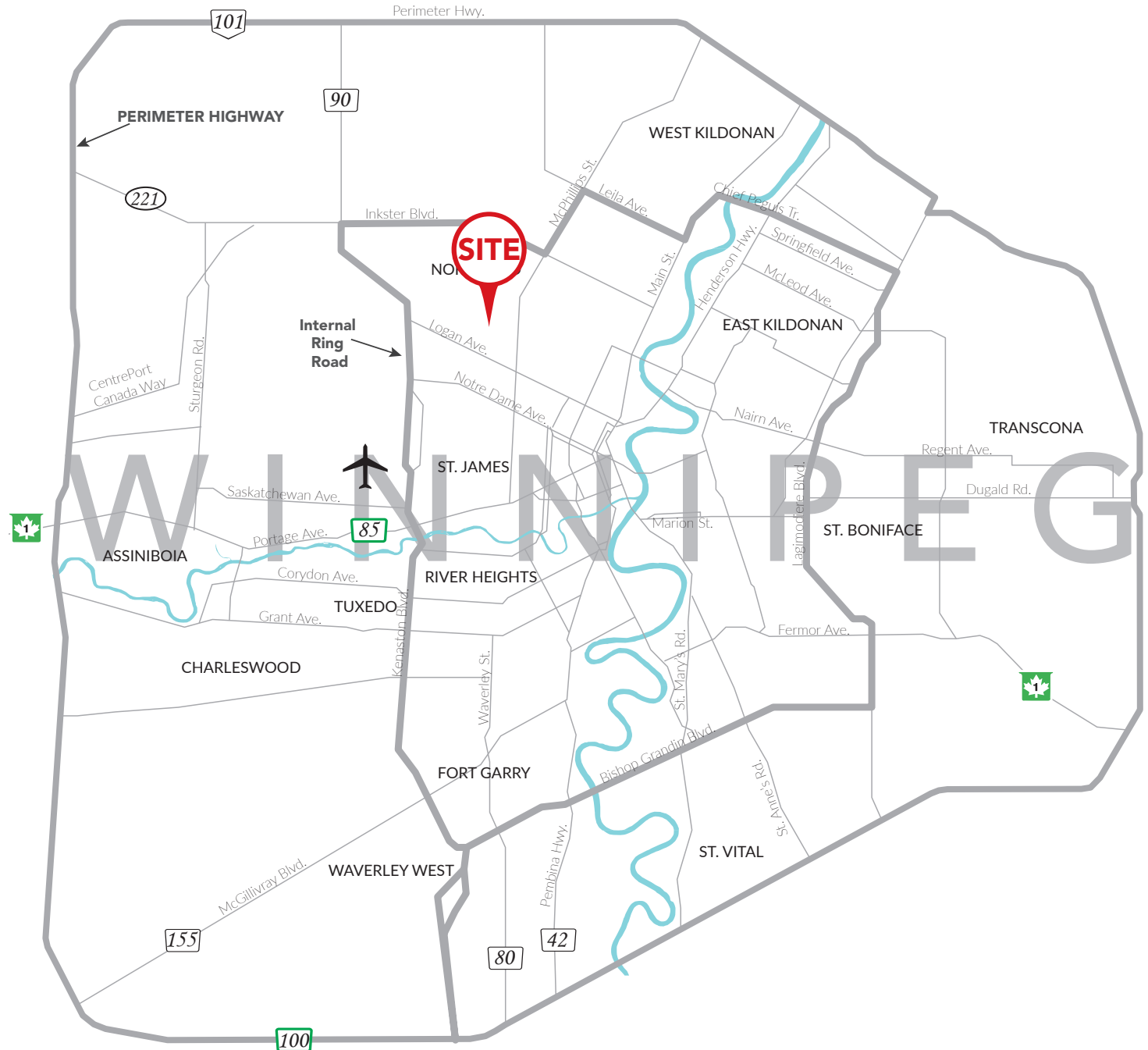
PORTAGE & MAIN  
**10 minutes**



POLO PARK SHOPPING CENTRE  
**12 minutes**



PERIMETER HIGHWAY  
**10 minutes**



## CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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