

FOR LEASE

40-80 Furniture Park

WINNIPEG, MB

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

~ High-Quality Warehouse Space in Northeast Winnipeg ~



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Services provided by Trevor Clay Personal Real Estate Corporation

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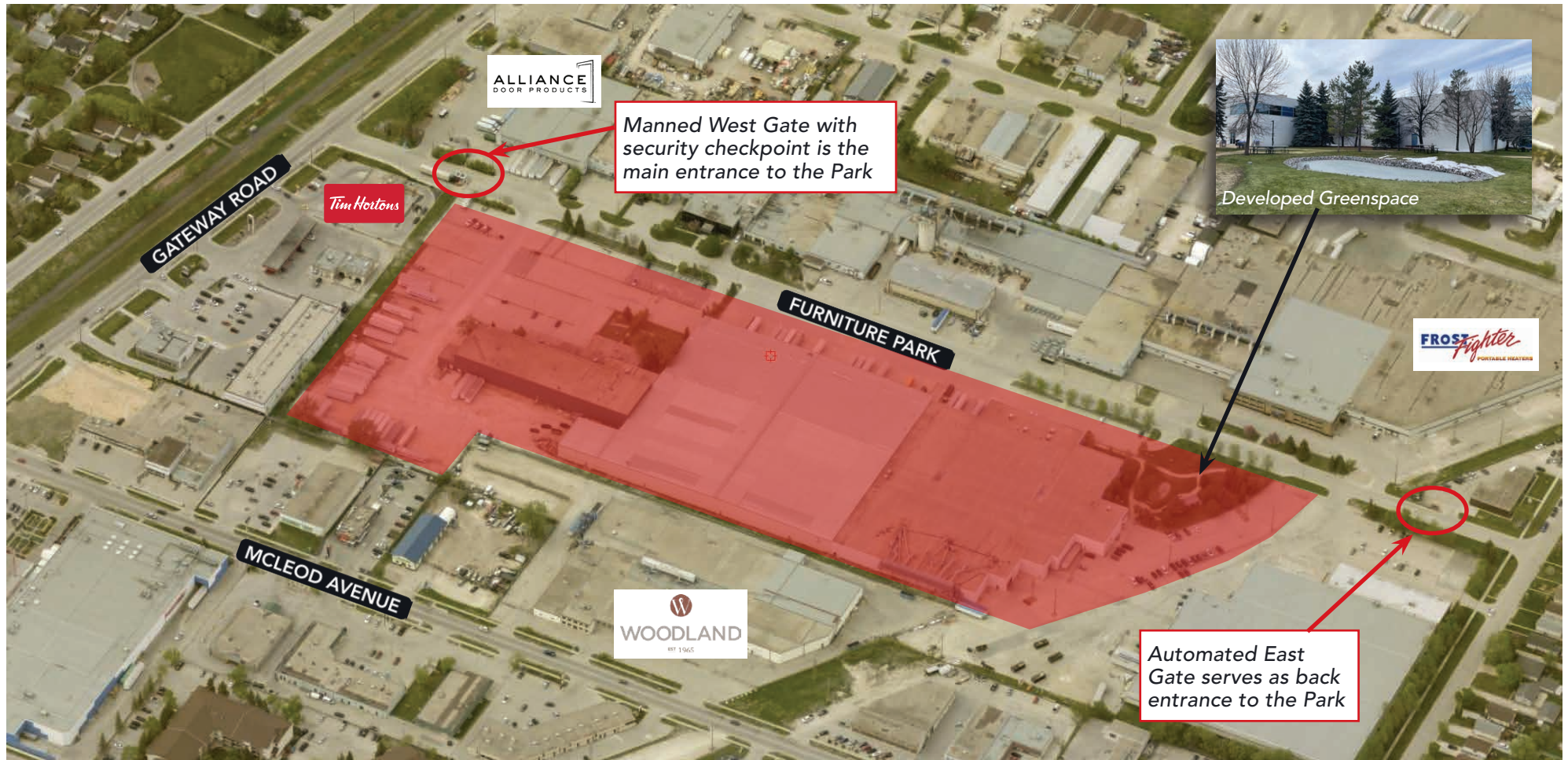
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Furniture Park

Furniture Park is a privately held industrial park, in northeast Winnipeg. The Park is fully-serviced by public transportation and nearby retail amenities, including a Tim Hortons immediately outside the east park gate. The site is accessed through two is secured, gated entrances on both the east and west side of the Park. Within the gated complex is a green space area for tenant use. The site is surrounded by densely populated residential neighbourhoods consisting of a diversified workforce. Additional new development in the adjacent residential neighbourhoods is currently under construction.

Furniture Park is strategically located near major transportation routes, including Lagimodière Boulevard, Henderson Highway, and Chief Peguis Trail. Winnipeg's main internal arteries provide immediate access to key regional and national transportation routes, including the TransCanada Highway that runs across Canada from east to west, the Perimeter Highway which allows ease of access around the City as well as Highways 75 and 59, which run south into the U.S. Winnipeg also acts as a gateway to Northern Manitoba via Highways 7, 8, and 9.



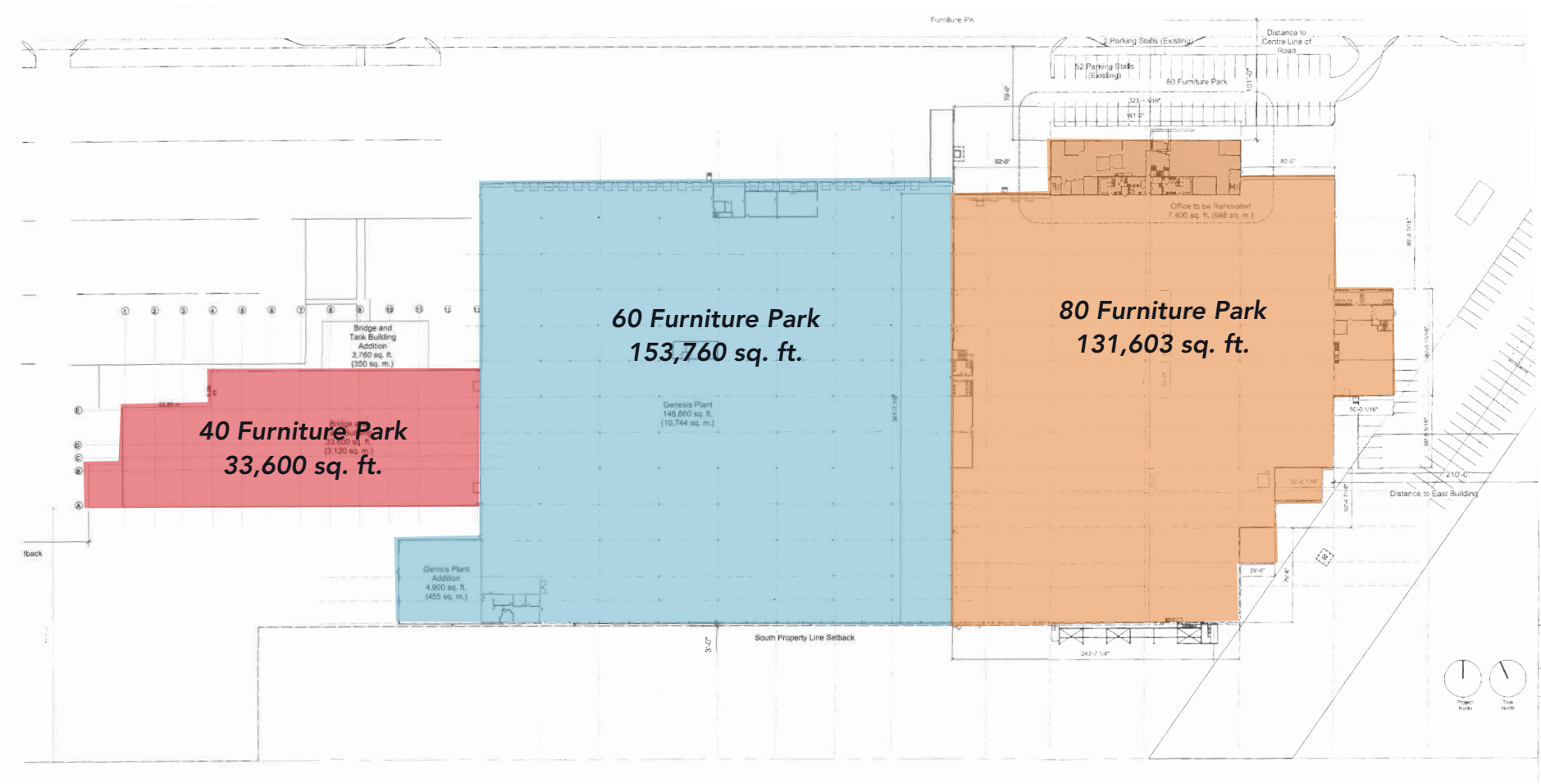
Property Overview

PROPERTY DETAILS

LAND AREA (+/-)	15.5 acres
BUILDING AREA (+/-)	318,963 sq. ft.
ZONING	M2 - Manufacturing
AREA AVAILABLE (+/-)	318,963 sq. ft.

LEGEND

40 FURNITURE PARK	33,600 sq. ft.
60 FURNITURE PARK	153,760 sq. ft.
80 FURNITURE PARK	131,603 sq. ft.
TOTAL	318,963 sq. ft.



40 Furniture Park

PROPERTY DETAILS

AREA AVAILABLE (+/-) 33,600 sq. ft.

NET RENTAL RATE \$9.95 per sq. ft.

ADDITIONAL RENT \$4.00 per sq. ft.

CLEAR HEIGHT 24' under joists; 33' roof deck

COLUMN SPACING Clear Span

LOADING Dock and Grade Loading

AVAILABILITY December 1, 2023

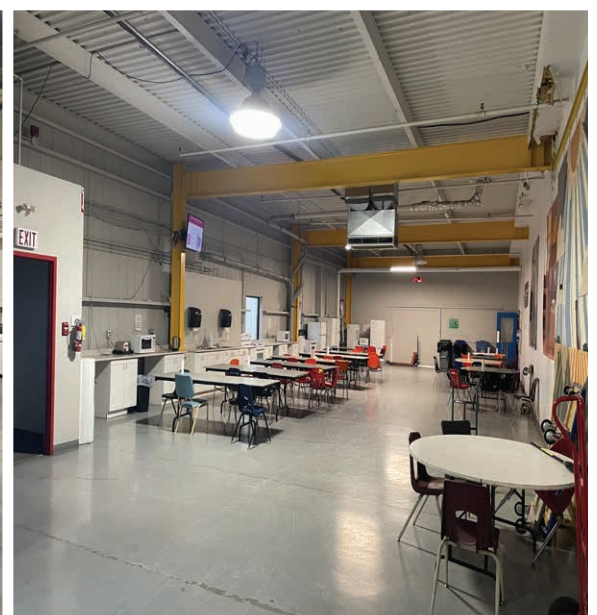
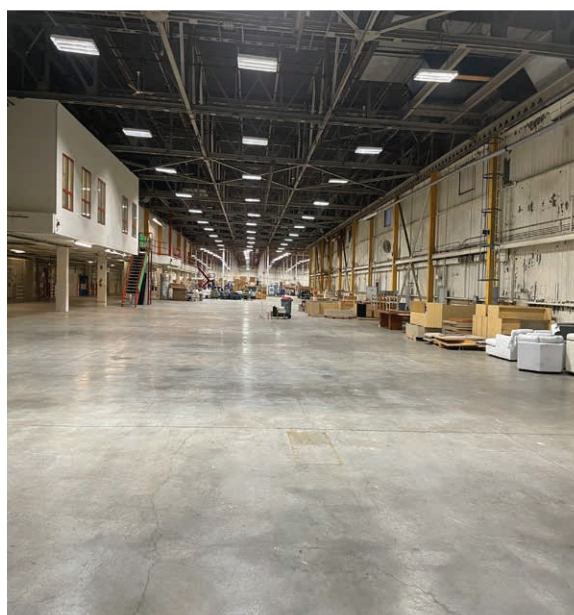
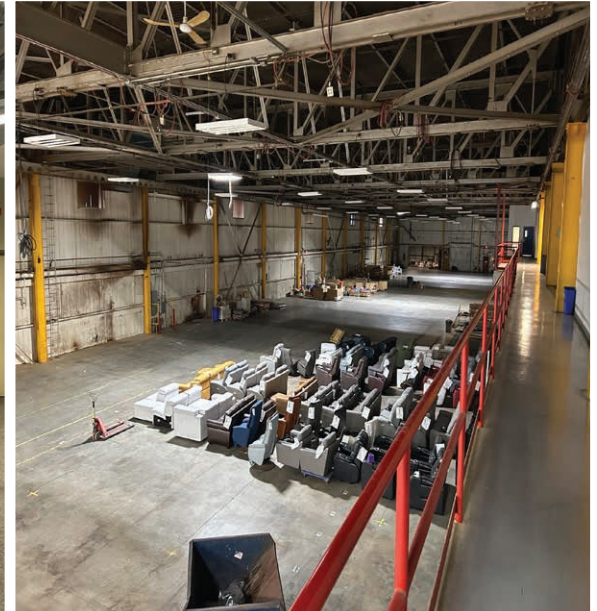
COMMENTS

- Built out office area on the main and second floors totaling 14,490 sq. ft. (+/-)
- 320 on-site shared stalls shared with 60 Furniture Park
- Main Transformer is 500 KVA Primary V is 12.47 KV Secondary Voltage is 600 VAC
- Main Panel is 1,000 Amp service
- On-site maintenance staff
- Utilities included in Additional Rent Estimate (dependent on tenant usage)



40 Furniture Park

INTERIOR PHOTOS



60 Furniture Park

PROPERTY DETAILS

AREA AVAILABLE (+/-) 153,760 sq. ft.

NET RENTAL RATE \$9.95 per sq. ft.

ADDITIONAL RENT \$4.00 per sq. ft.

CLEAR HEIGHT 24'8" to 28'4" under joists

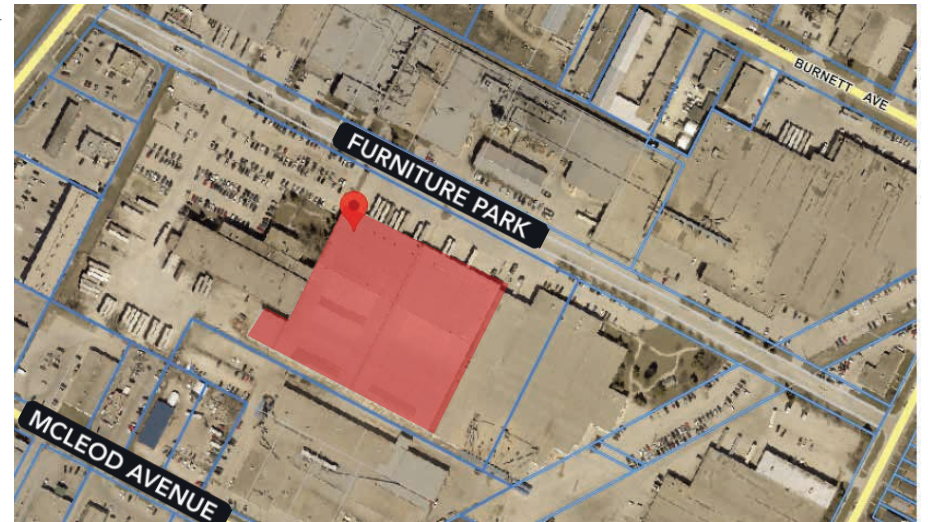
COLUMN SPACING 30'x50'

LOADING 24 Dock, 1 Grade

AVAILABILITY December 1, 2023

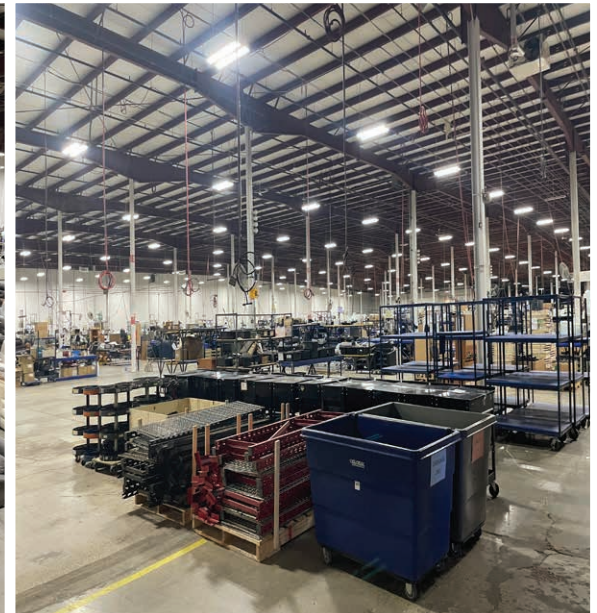
COMMENTS

- Built out office area on the main and second floors totaling 14,490 sq. ft. (+/-)
- Wet Sprinkler System
- 320 on-site parking stalls shared with 40 Furniture Park
- Main Transformer is 500 KVA Primary V is 12.47 KV Secondary Voltage is 600 VAC
- Main Panel is 1,000 Amp service
- On-site maintenance staff
- Utilities included in Additional Rent Estimate (dependent on tenant usage)



60 Furniture Park

INTERIOR PHOTOS



80 Furniture Park

PROPERTY DETAILS

AREA AVAILABLE (+/-) 131,603 sq. ft.

NET RENTAL RATE \$9.95 per sq. ft.

ADDITIONAL RENT \$4.00 per sq. ft.

CLEAR HEIGHT 21'8" under joists

COLUMN SPACING 30'x60'

LOADING 4 Dock plus Grade loading

AVAILABILITY December 1, 2023

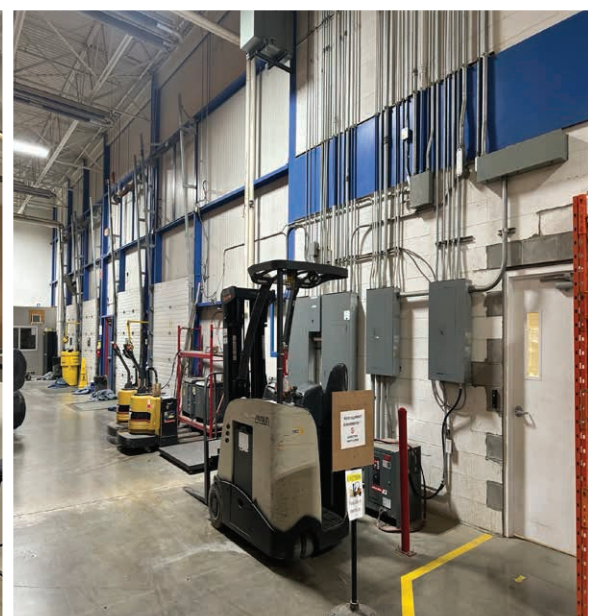
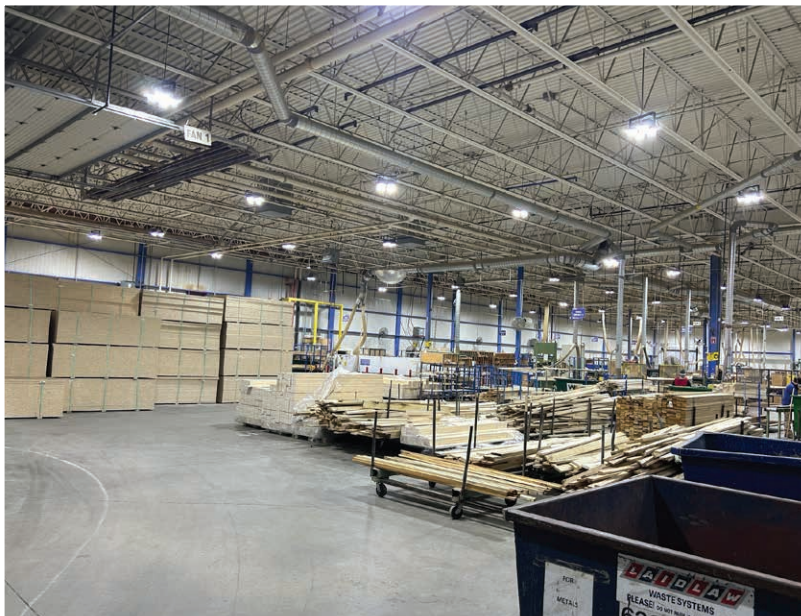
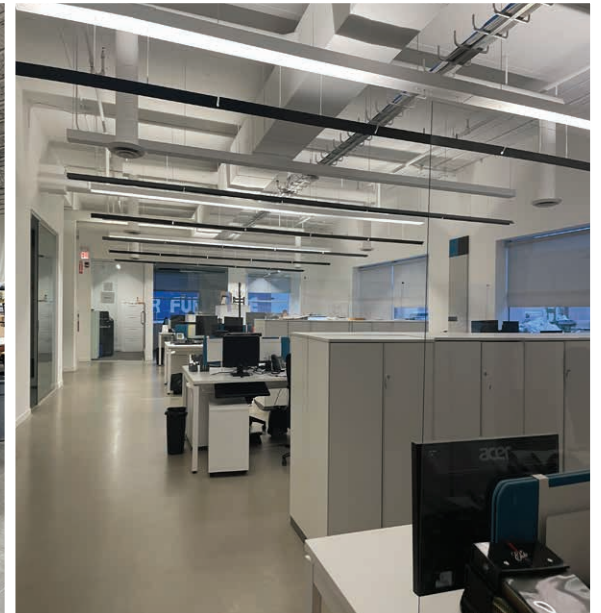
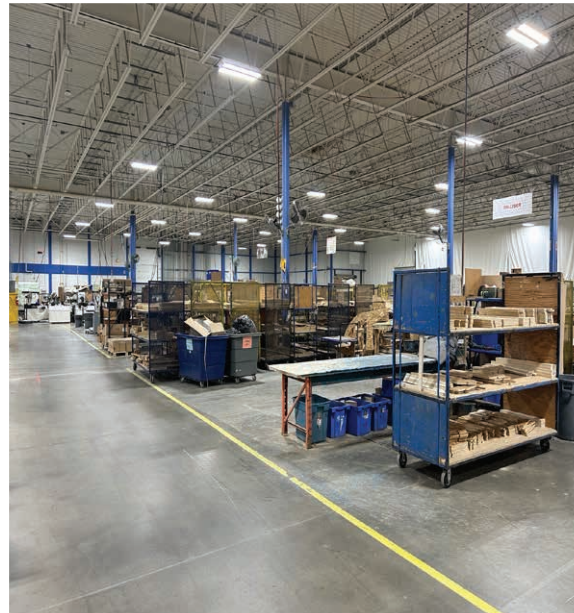
COMMENTS

- Built out office area on the main and second floors totaling 14,490 sq. ft. (+/-)
- Wet Sprinkler System
- Main Transformer is 2,000 KVA Primary V is 12.47 KV Secondary Voltage is 600 VAC
- Main Panel is 2,000 Amp service
- 100 on-site parking stalls
- On-site maintenance staff
- Utilities included in Additional Rent Estimate (dependent on tenant usage)



80 Furniture Park

80 FURNITURE PARK INTERIOR PHOTOS



Location Overview



Drive Time Analysis



RICHARDSON INTL. AIRPORT

28 minutes



PORTAGE & MAIN

15 minutes



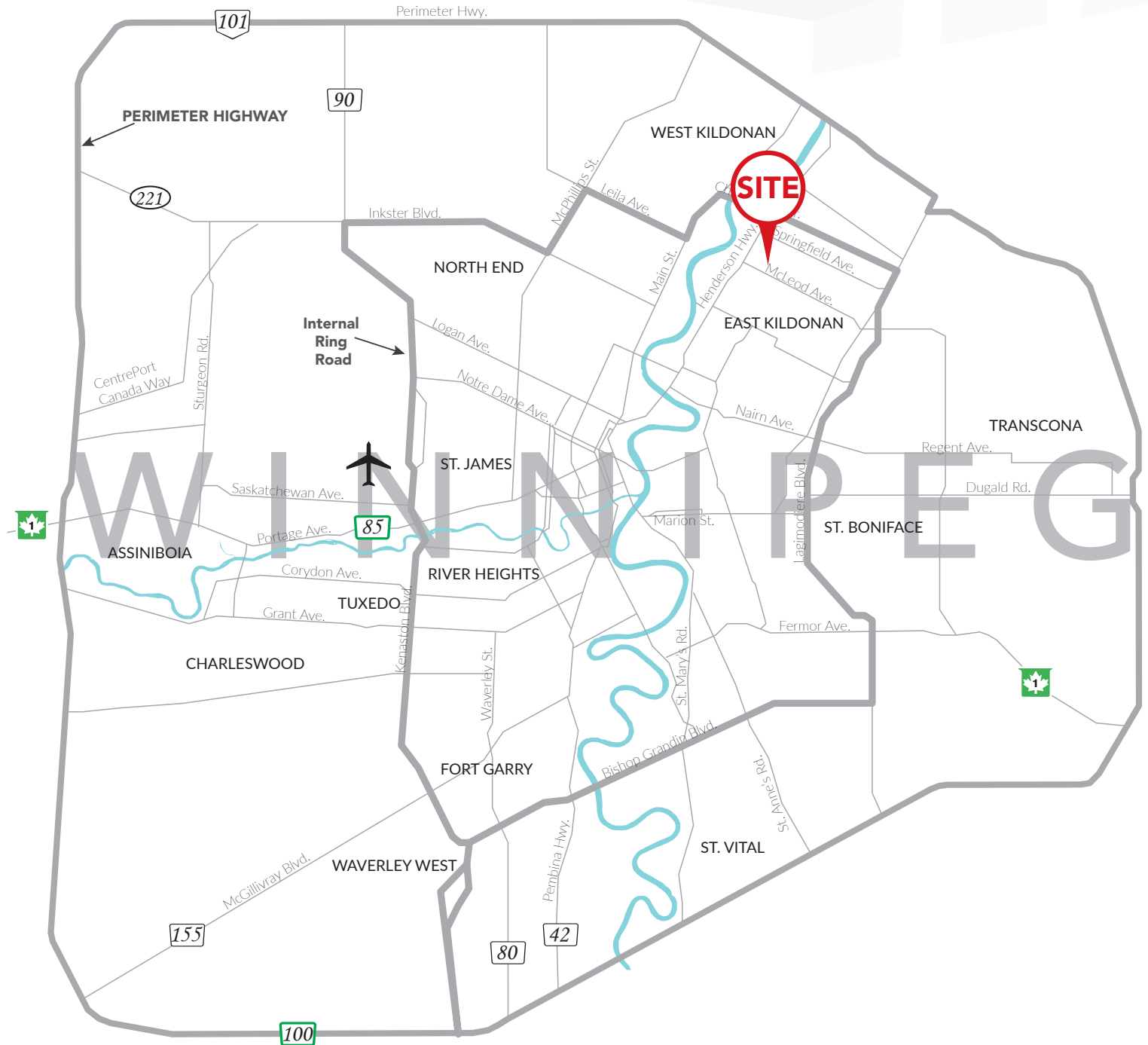
CANADA / U.S. BORDER

106 minutes



PERIMETER HIGHWAY

7 minutes





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