

~ Industrial space in the immediate vicinity of the airport ~



FOR LEASE

47-73 Airport Road WINNIPEG, MB

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Services provided by Eric A. Ott Personal Real Estate Corporation


Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

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Property Overview

PROPERTY DETAILS

BUILDING AREA (+/-) 35,000 sq. ft.

AREA AVAILABLE (+/-) Unit 57-59: 5,000 sq. ft.
Unit 71-73: 5,000 sq. ft.

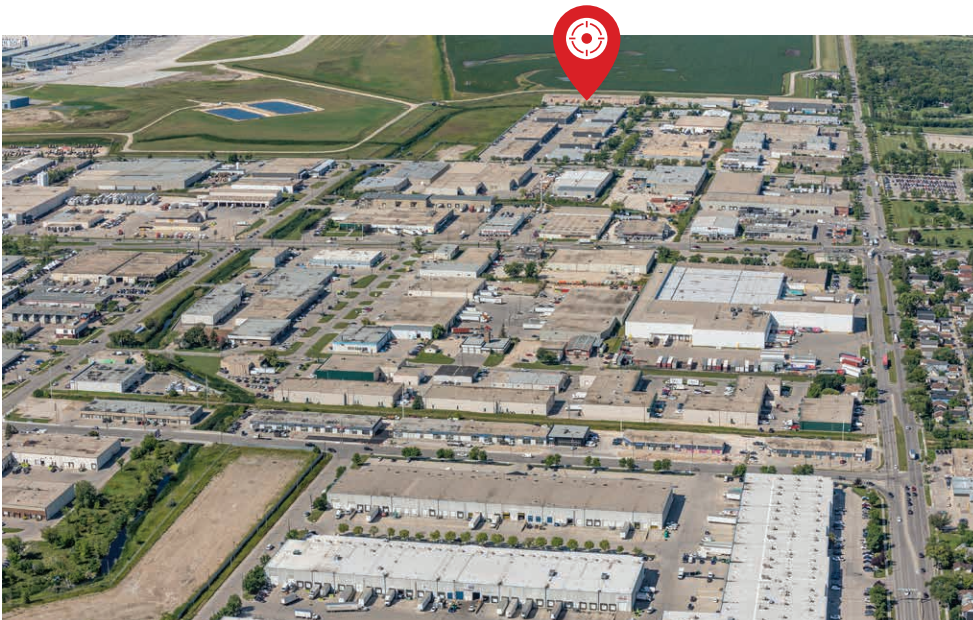
NET RENTAL RATE \$9.50 per sq. ft.

ADDITIONAL RENT \$5.23 per sq. ft.

LOADING Unit 57-59: 2 Dock Level Doors
Unit 71-73: 2 Dock Level Doors

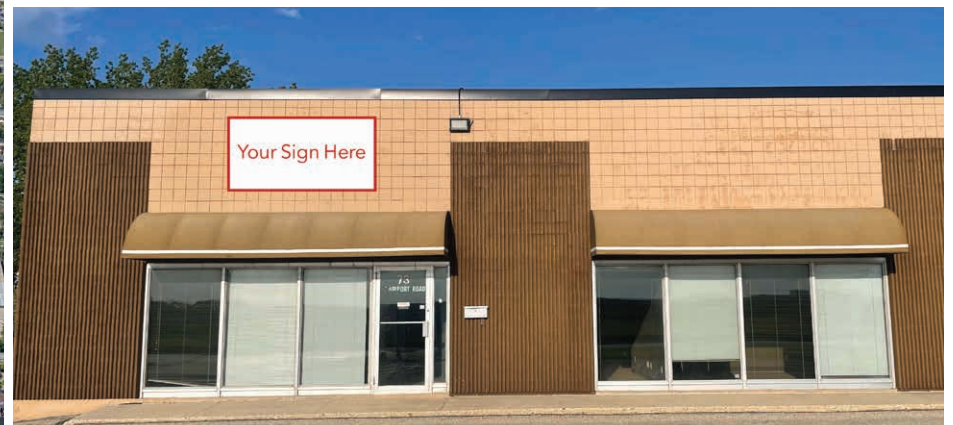
ZONING M2 Industrial

AVAILABILITY 1 months notice



Property Highlights

- Industrial space in close proximity to the James Armstrong Richardson International Airport and all of the retail amenities of the Polo Park Retail Node
- Easy access to major transit routes
- On-site parking
- Developed office space

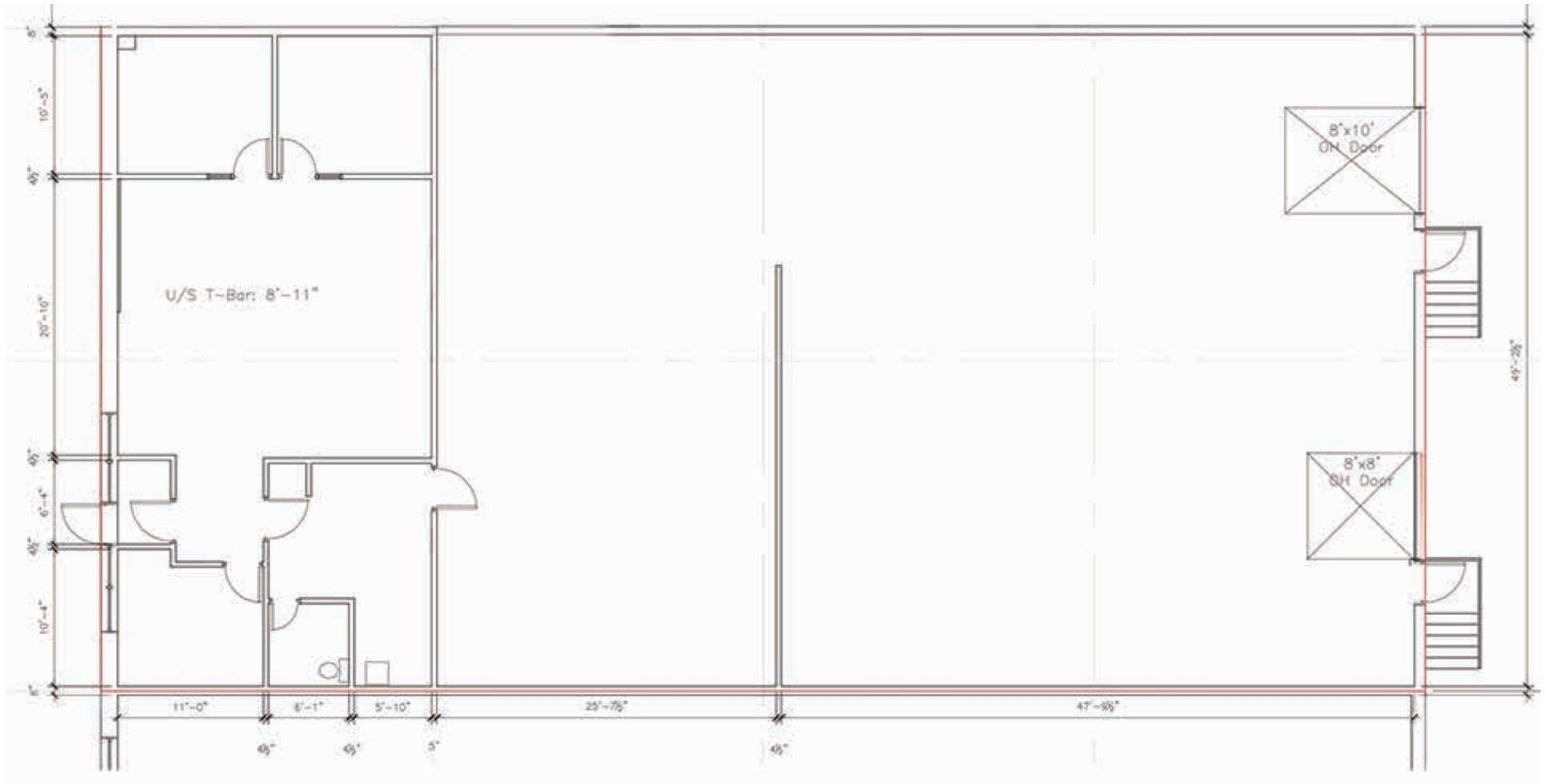


Site Plan



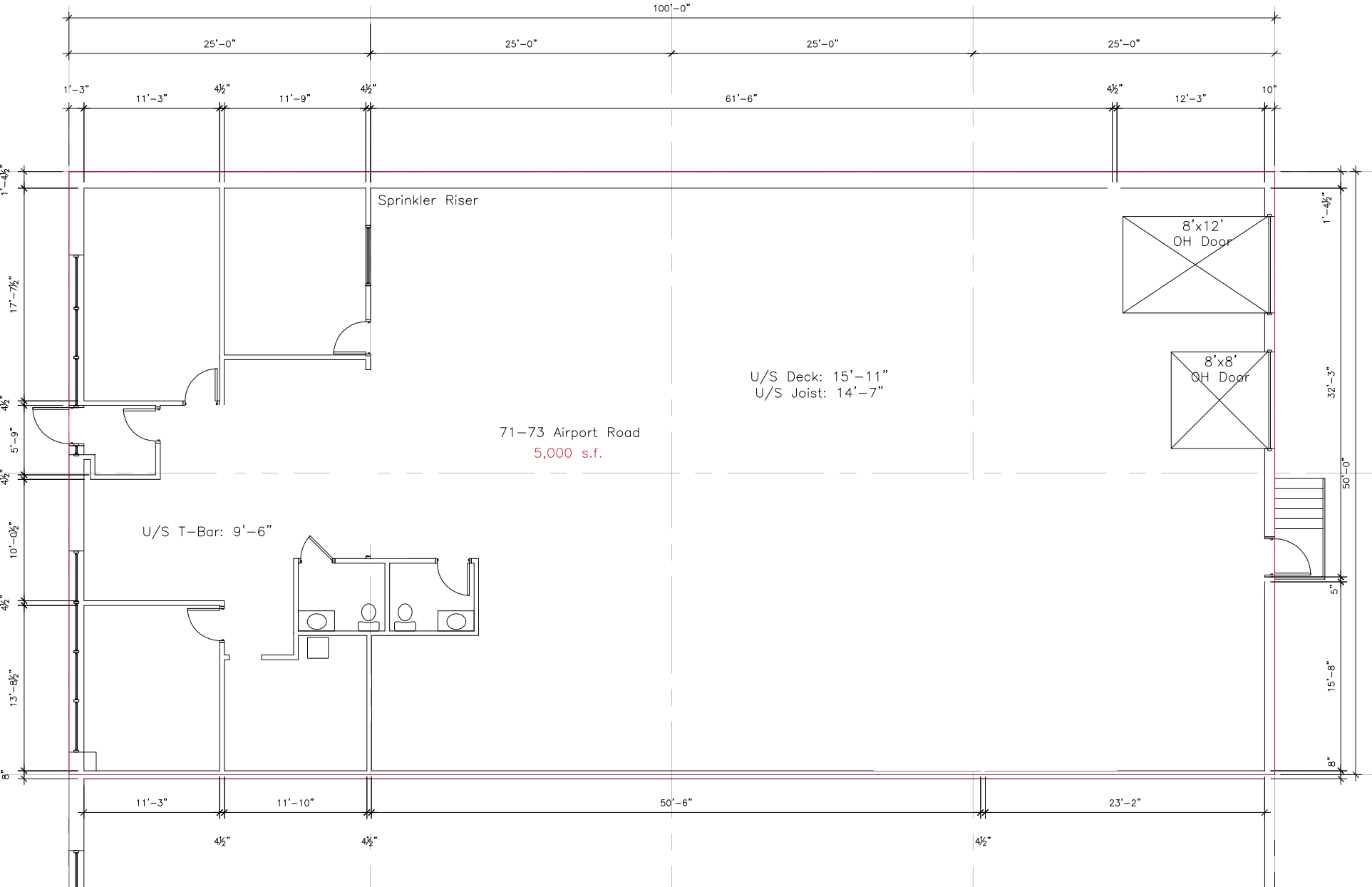
Floor Plan

UNITS 57-59



Floor Plan

UNITS 71-73



Photos

UNITS 57-59



Photos

UNITS 71-73



Site Aerial



Drive Time Map



WINNIPEG AIRPORT
1 minute



TRANSCANADA HIGHWAY
12 minutes



CENTREPORT CANADA WAY
7 minutes



PORTAGE & MAIN
17 minutes



CF POLO PARK
10 minutes



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