

~ 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*

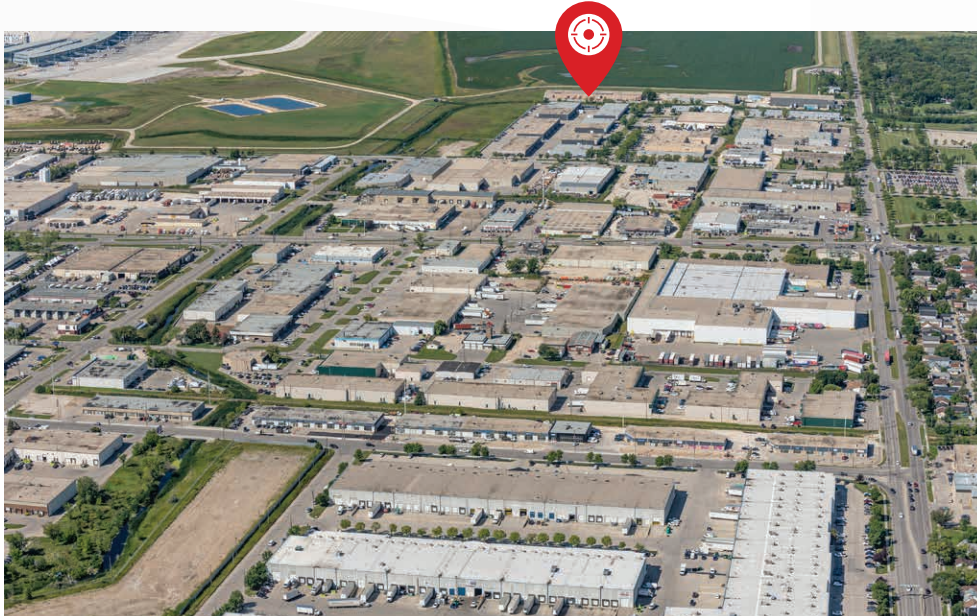
  
**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

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# Property Overview

## PROPERTY DETAILS

BUILDING AREA (+/-)	35,000 sq. ft.
AREA AVAILABLE (+/-)	Unit 71-73: 5,000 sq. ft.
NET RENTAL RATE	\$9.50 per sq. ft.
ADDITIONAL RENT	\$5.23 per sq. ft.
LOADING	2 Dock Level Doors
ZONING	M2 Industrial
AVAILABILITY	Immediately

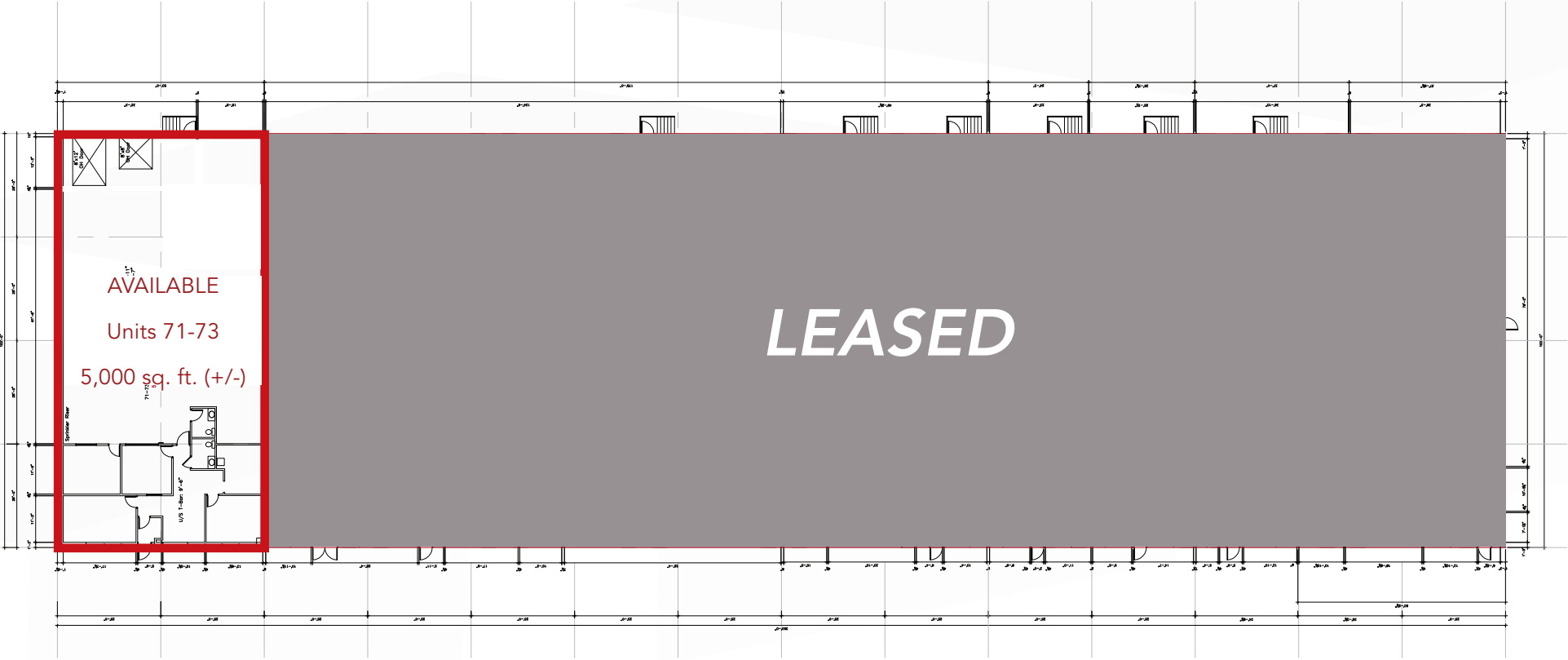


## Property Highlights

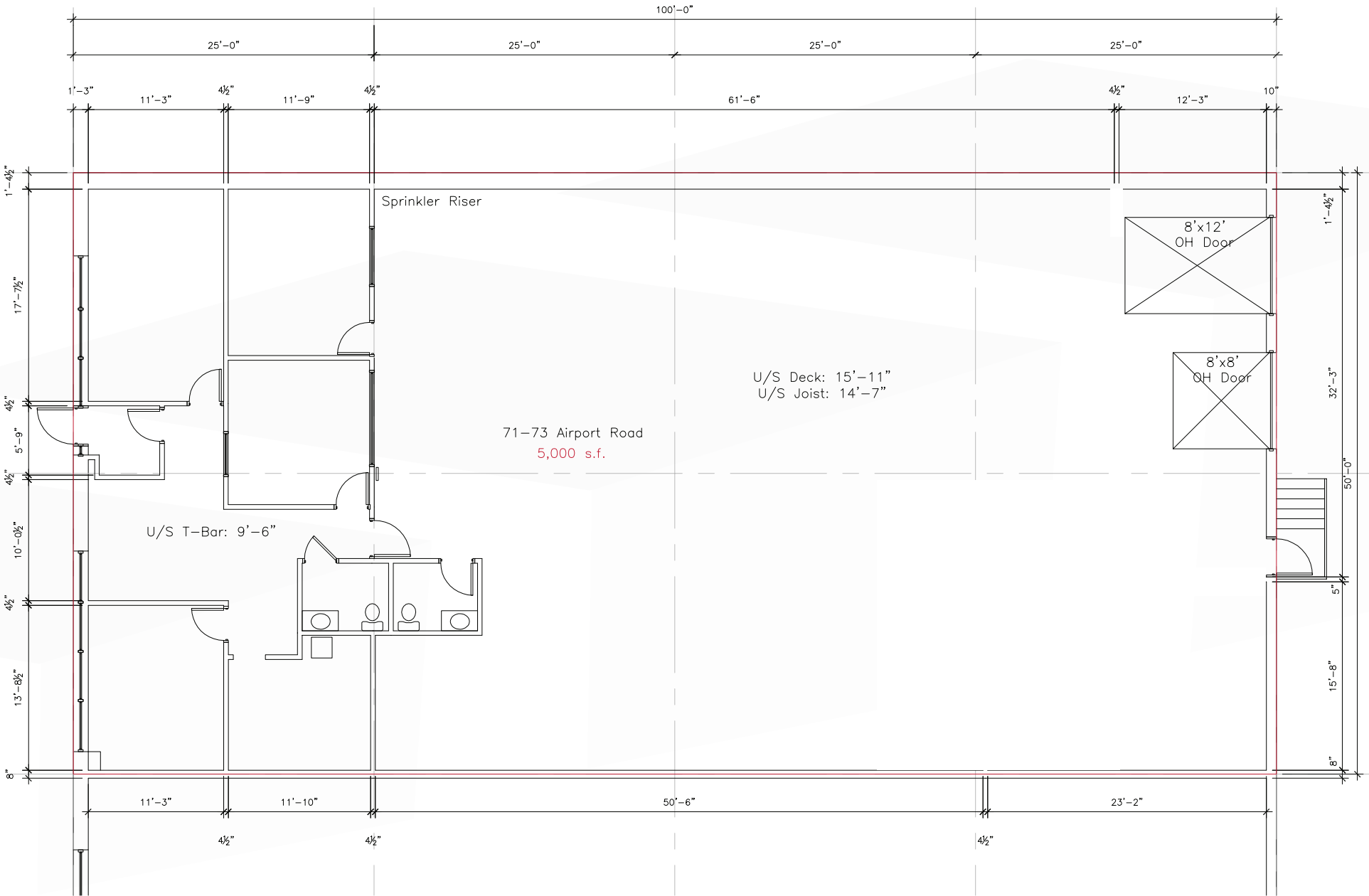
- Industrial space in close proximity to the James Armstrong Richardson International Airport and all of the retail amenities of the Polo Park Retail Node
- Easy access to major transit routes
- On-site parking
- Developed office space



# Site Plan



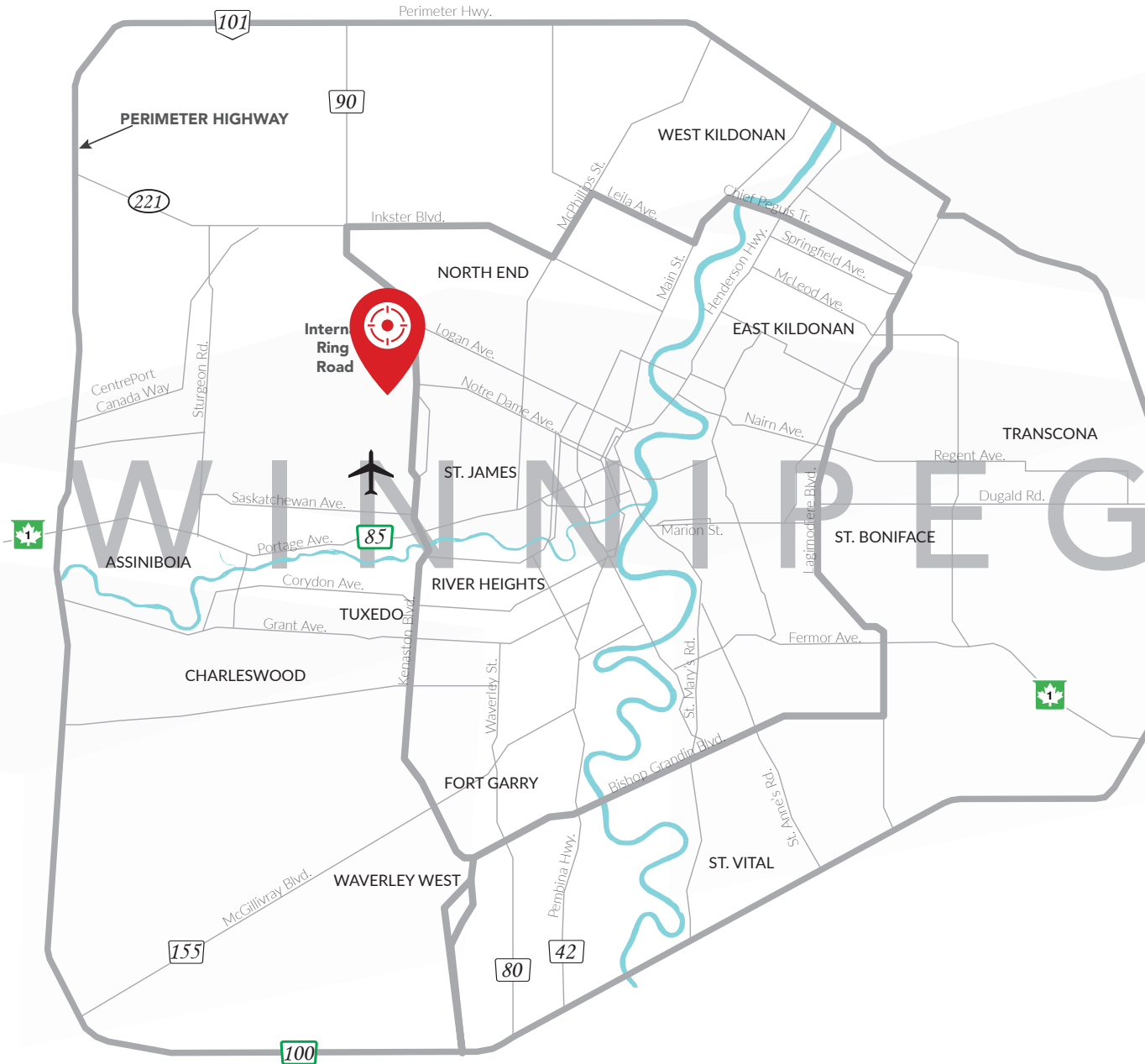
# Floor Plan



# 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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## Contact

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