

~ Warehouse space located in St. Boniface Industrial Park ~



**FOR LEASE**

**45 Beghin Avenue**

**WINNIPEG, MB**

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Services provided by Luke Paulsen Personal Real Estate Corporation

**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

[capitalgrp.ca](http://capitalgrp.ca)

# Property Overview

## PROPERTY DETAILS

**BUILDING AREA (+/-)** 43,164 sq. ft.

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**AREA AVAILABLE (+/-)** Unit 6: 6,153 sq. ft.

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**NET RENTAL RATE** Unit 6: \$9.75 per sq. ft.

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**ADDITIONAL RENT** \$5.71 per sq. ft. (2024)

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**LOADING** 1 Dock & 1 Grade Level Door

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**ZONING** M2 - Industrial

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**CLEAR HEIGHT (+/-)** 21 ft.

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**ELECTRICAL** 100 amp, 120/208 Volt, 3 Phase, 4 Wire

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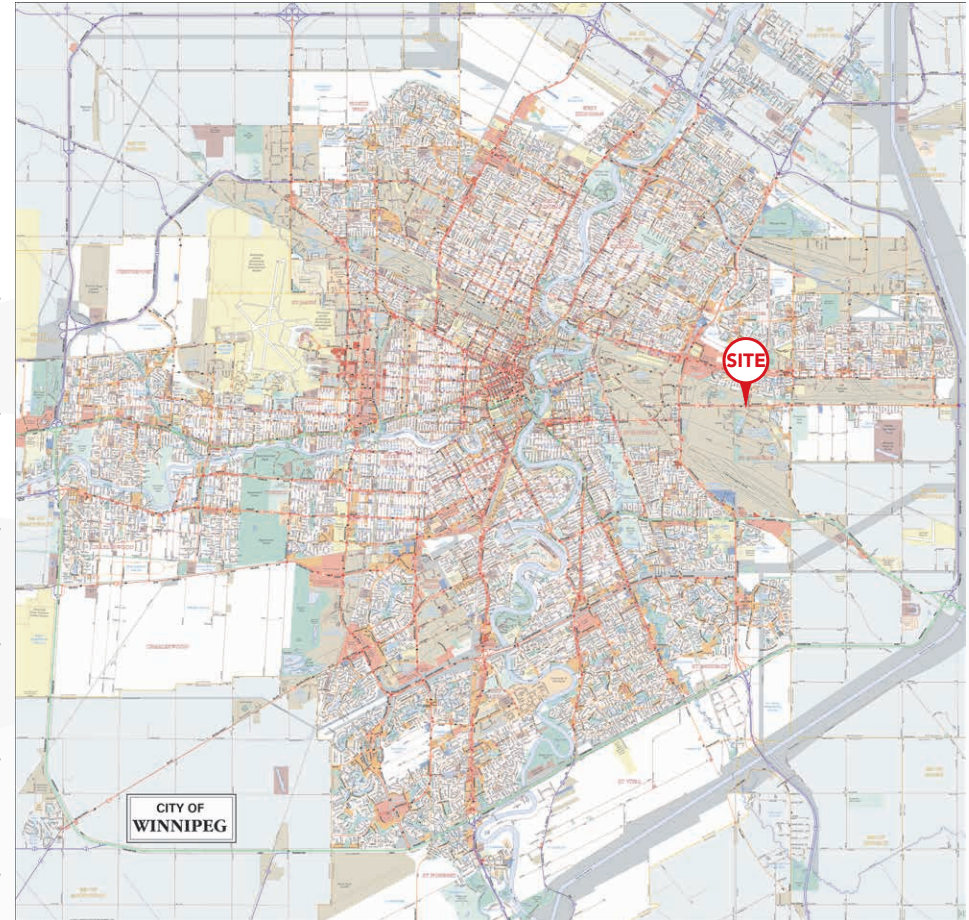
**SPRINKLER** Fully Sprinklered

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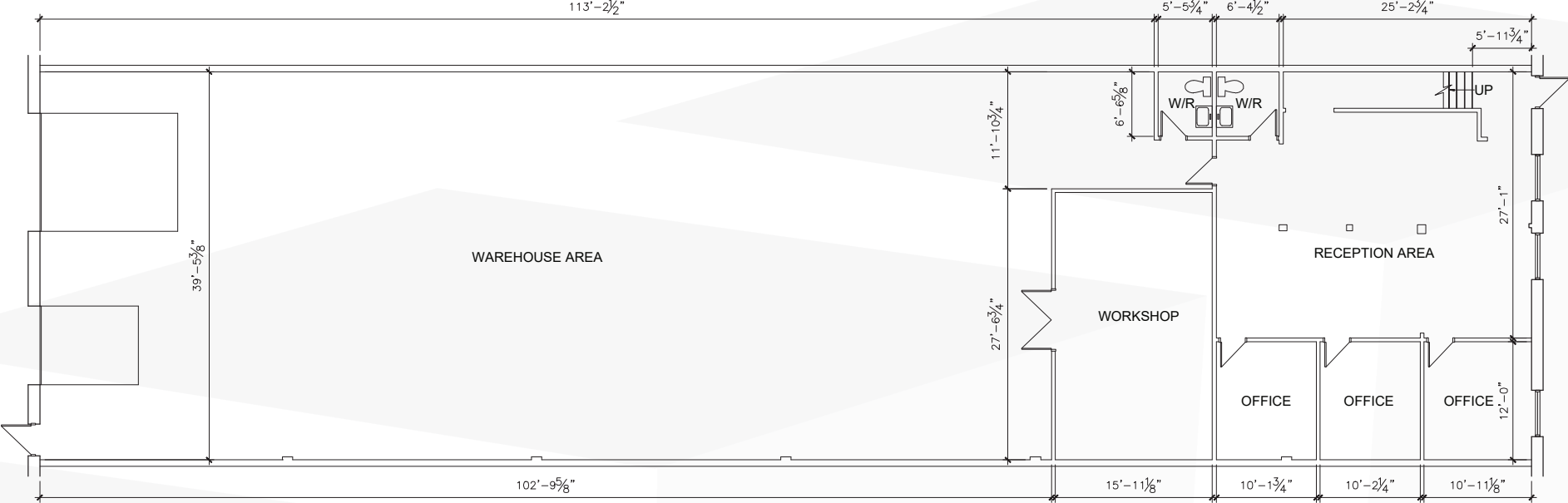
**AVAILABILITY** January 1, 2025

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**COMPOUND (+/-)** 6,000 sq. ft. fenced compound available at \$500 per month

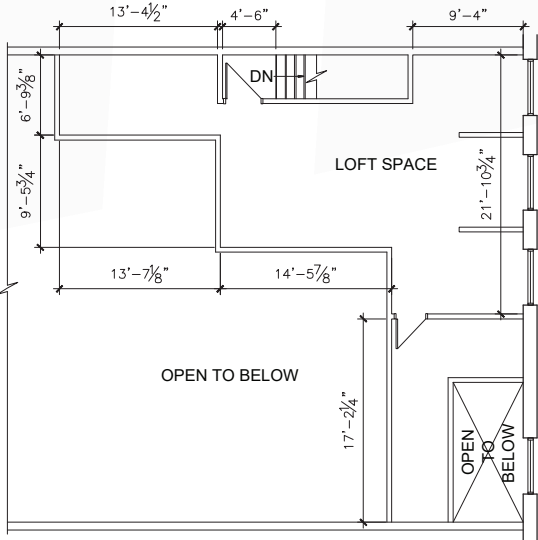


# Floor Plan



**MAIN FLOOR PLAN**

SCALE: 1/16" = 1'-0"



**LOFT FLOOR PLAN**

SCALE: 1/16" = 1'-0"

# Site Aerial



# Photos





## DRIVE TIME ANALYSIS



PERIMETER HIGHWAY  
*7 km / 8 minutes*



PORTAGE & MAIN  
*10 km / 17 minutes*



CANADA / U.S. BORDER  
*114 km / 1.5 hours*



MANITOBA / ONTARIO BORDER  
*151 km / 1.5 hours*



TRANSCANADA HIGHWAY  
*4 km / 5 minutes*

# St. Boniface Industrial Park

St. Boniface Industrial Park is Winnipeg's second largest industrial park, measuring over 700 acres. The Park is strategically located near major transportation routes, including Lagimodiere Boulevard, Dugald Road and Plessis Road. These routes provide easy, quick access to the Perimeter Hwy., Trans-Canada Hwy., and Downtown Winnipeg. The Park is fully serviced by public transportation and extensive nearby retail amenities. Residential density and a diversified workforce is strong, with existing adjacent residential neighbourhoods and new development currently under construction.

Winnipeg's main internal arteries provide immediate access to key regional and national transportation routes, including Trans Canada 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.





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## Contact

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