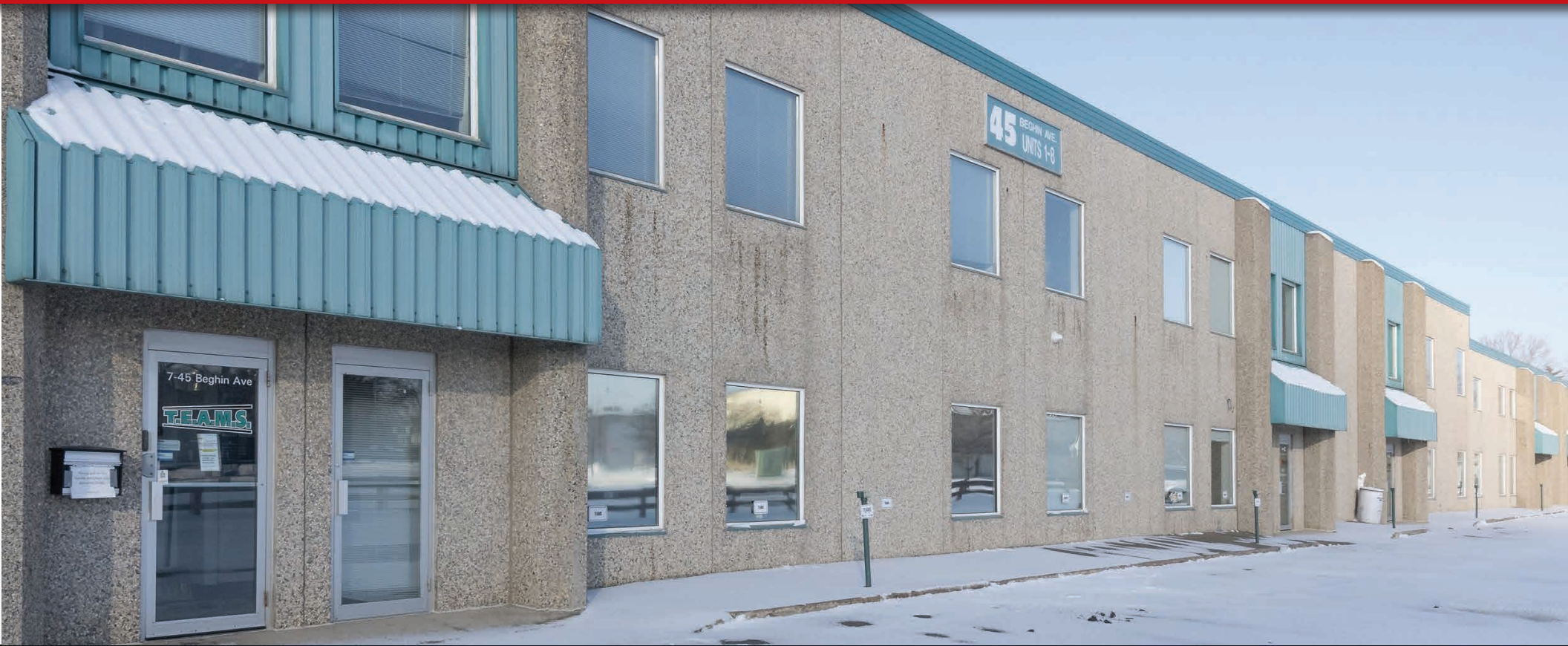


~ Warehouse space located in St. Boniface Industrial Park ~



FOR LEASE

45 Beghin Avenue

WINNIPEG, MB

Luke Paulsen, Vice President, Sales & Leasing
(204) 985-1358

luke.paulsen@capitalgrp.ca

Services provided by Luke Paulsen Personal Real Estate Corporation

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

Property Overview

PROPERTY DETAILS

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

AREA AVAILABLE (+/-) 12,303 sq. ft.

NET RENTAL RATE \$9.50 per sq. ft.

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

LOADING 2 Dock & 1 Grade Level Door

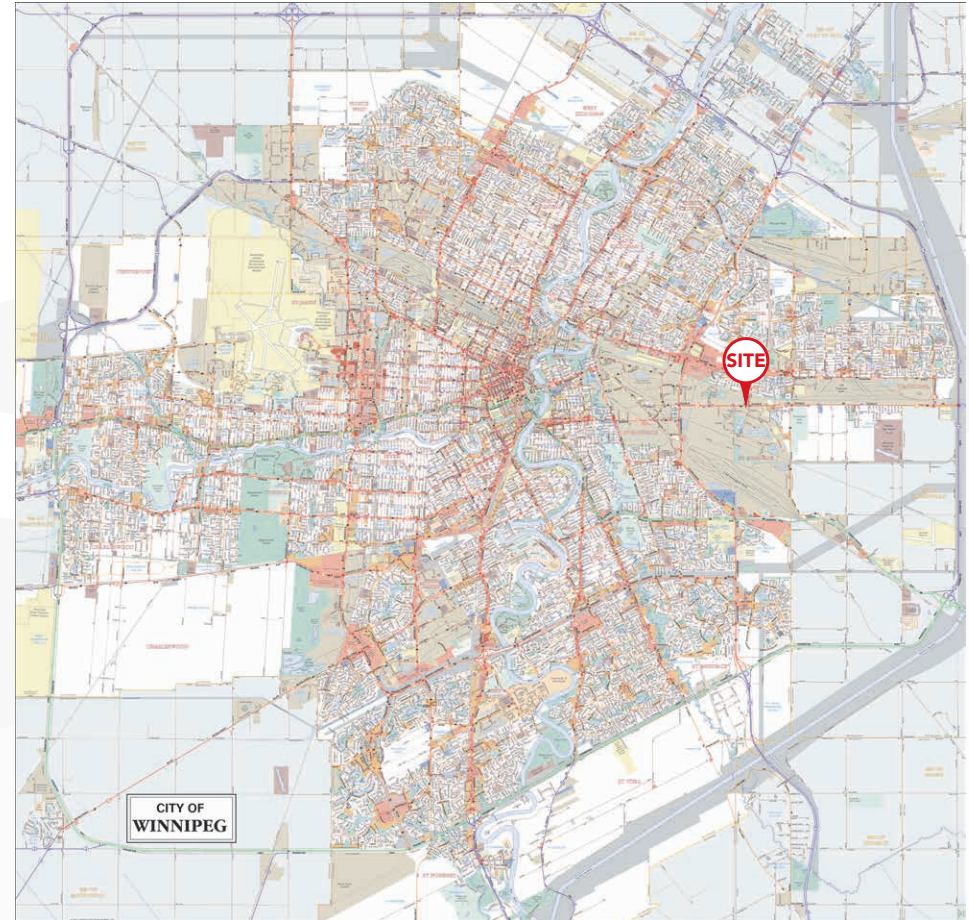
ZONING M2 Industrial

CLEAR HEIGHT (+/-) 21 ft.

ELECTRICAL 200 Amp, 120/208 Volt, 3 Phase 4 Wire

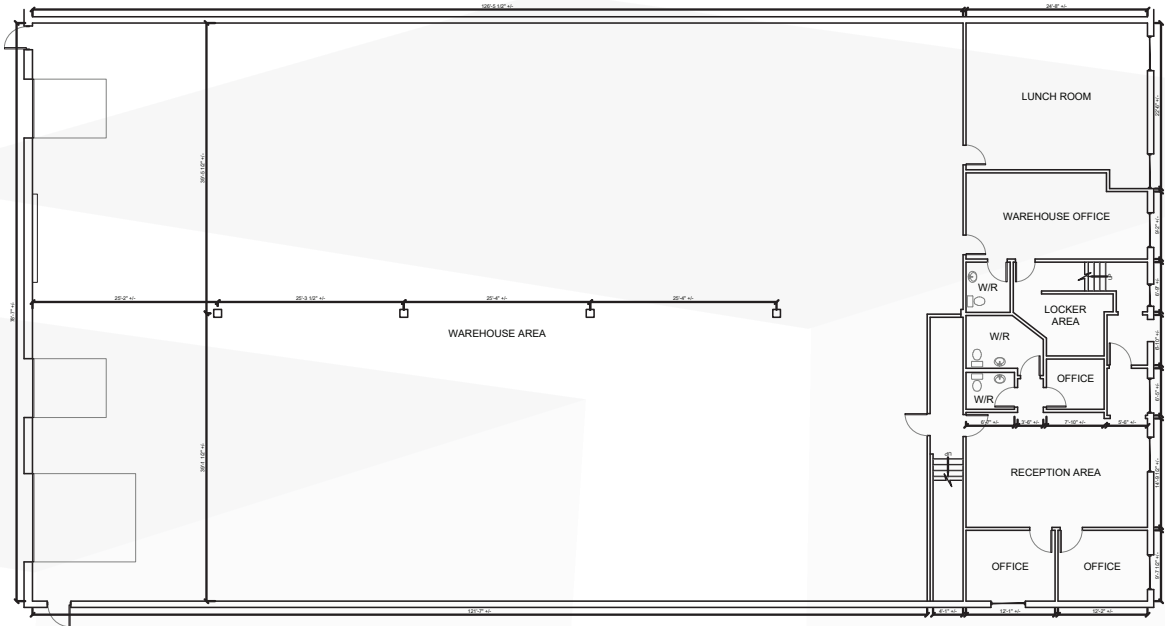
SPRINKLER Fully Sprinklered

AVAILABILITY Immediately

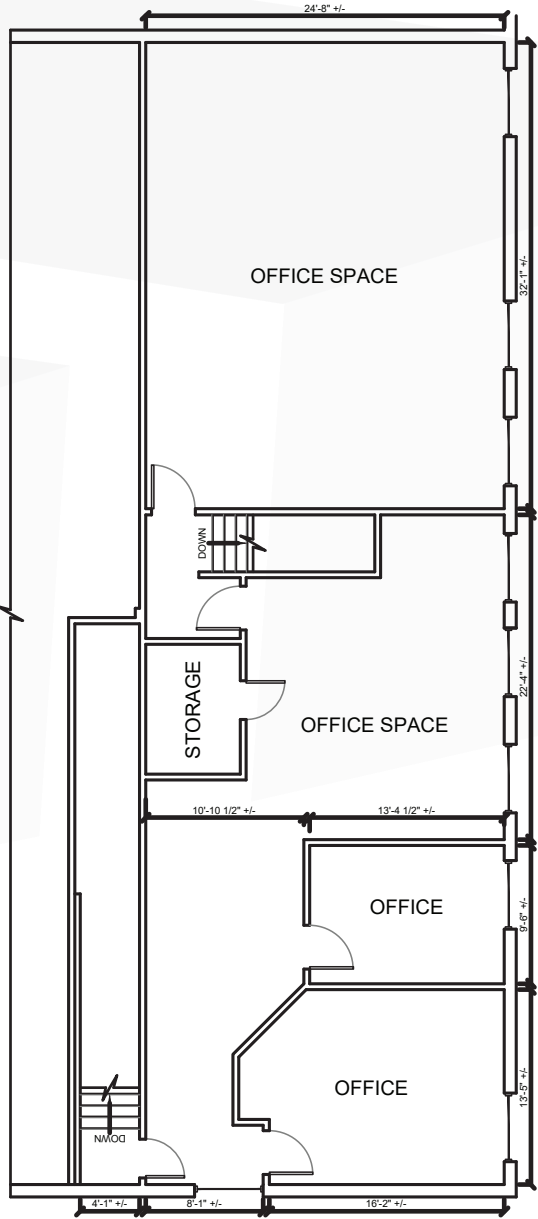


Floor Plan

MAIN FLOOR



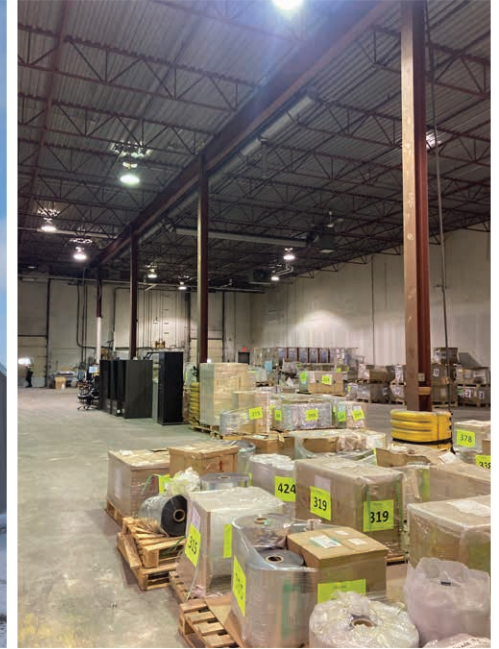
SECOND FLOOR



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.





Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

Contact

Luke Paulsen, Vice President, Sales & Leasing

(204) 985-1358

luke.paulsen@capitalgrp.ca

Services provided by Luke Paulsen Personal Real Estate Corporation

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.