

**FOR LEASE**



*New-build industrial space in Plessis Business Centre*

# 67 Farmers Row

**WINNIPEG, MB**

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Services provided by Luke Paulsen Personal Real Estate Corporation

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# Property Overview

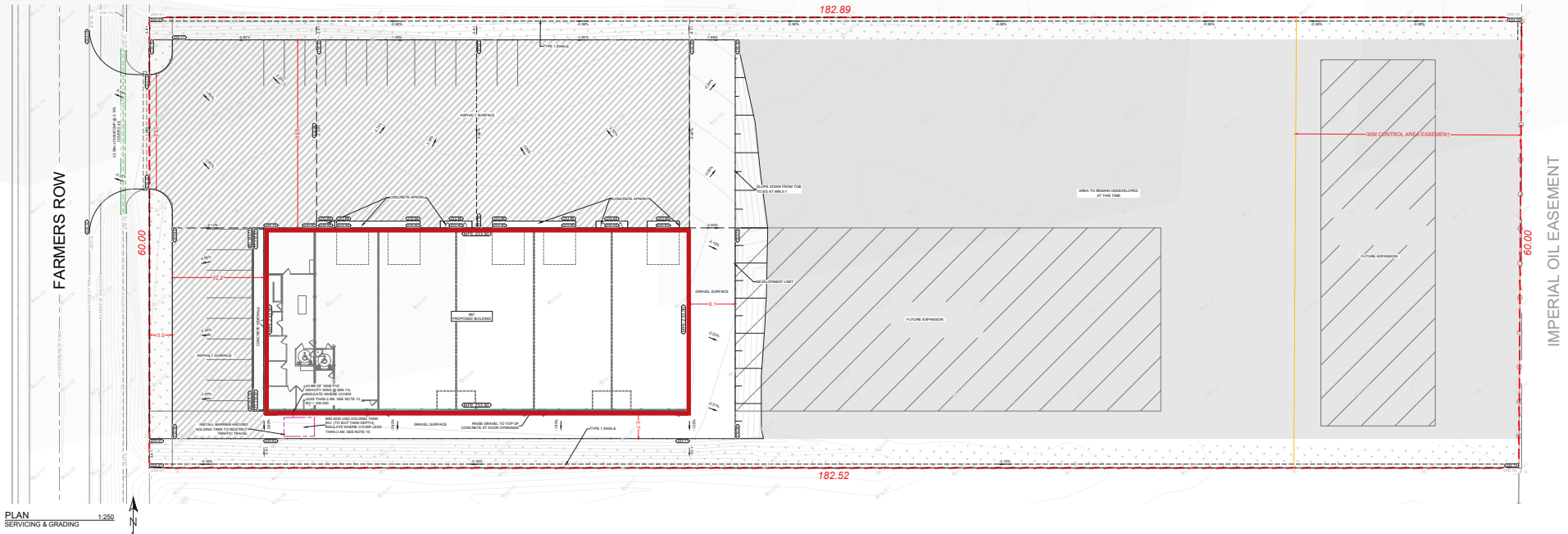
## PROPERTY DETAILS

|                    |                               |
|--------------------|-------------------------------|
| BUILDING AREA      | 14,880 sq. ft.                |
| YEAR BUILT         | 2024                          |
| LOADING            | 14' x 16' grade loading doors |
| CEILING HEIGHT     | 20' clear                     |
| ELECTRICAL SERVICE | 400amp 600v 3 phase           |
| PLUMBING           | Roughed in plumbing provided  |
| HVAC               | Gas fired unit heaters        |
| LIGHTING           | LED                           |

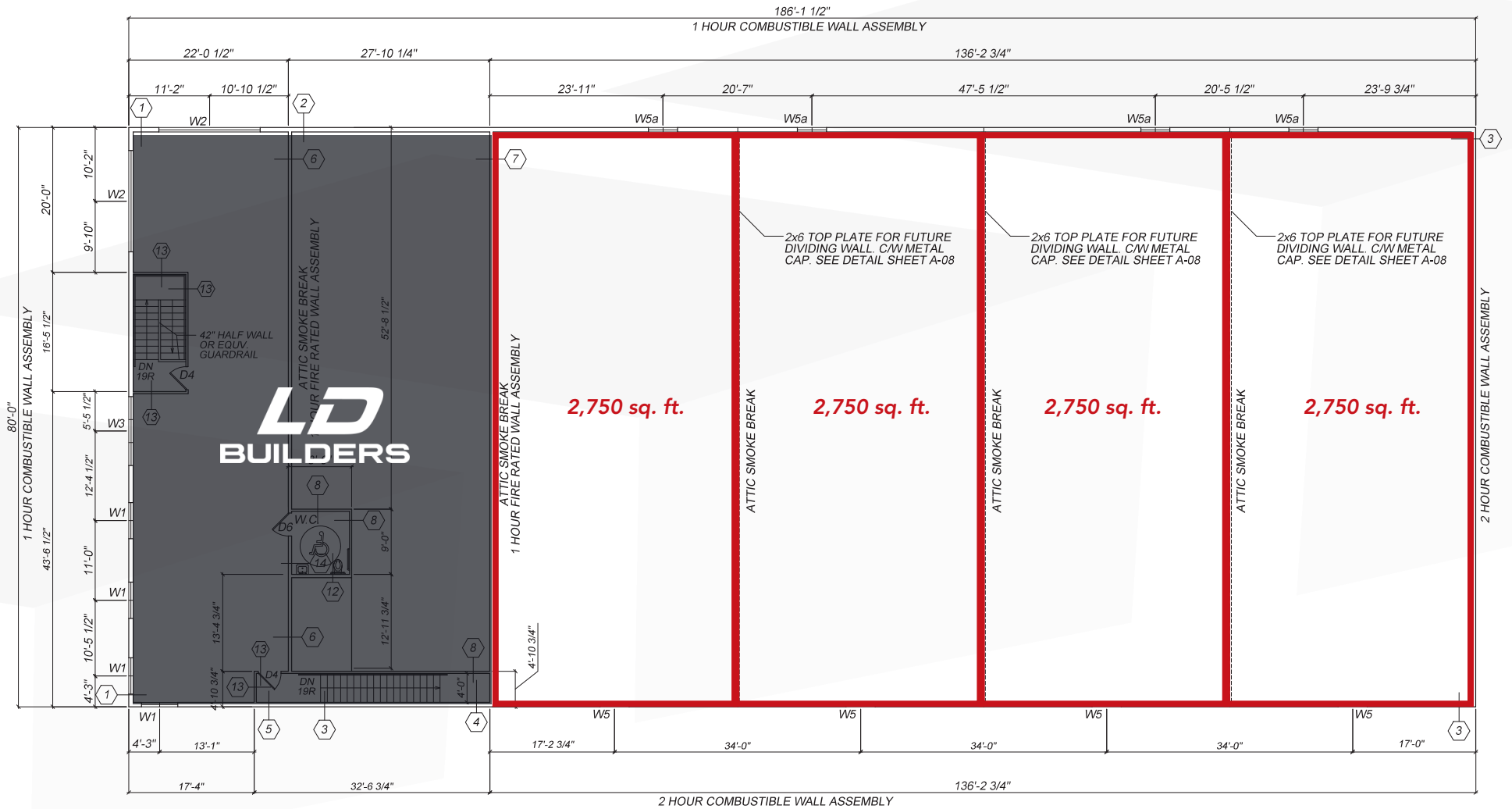
## OFFERING DETAILS

|                 |                                |
|-----------------|--------------------------------|
| AREA AVAILABLE  | 2,750 - 11,000 sq. ft.         |
| POSSESSION      | Q3 2024                        |
| NET RENTAL RATE | \$15.95 sq. ft.                |
| ADDITIONAL RENT | \$4.00 per sq. ft. (est. 2024) |

## SITE PLAN



# Building Plan





# Building Renderings





# Aerial Overview







# Drive Time Analysis



PERIMETER HIGHWAY  
*5 minutes*



PORTAGE & MAIN  
*20 minutes*



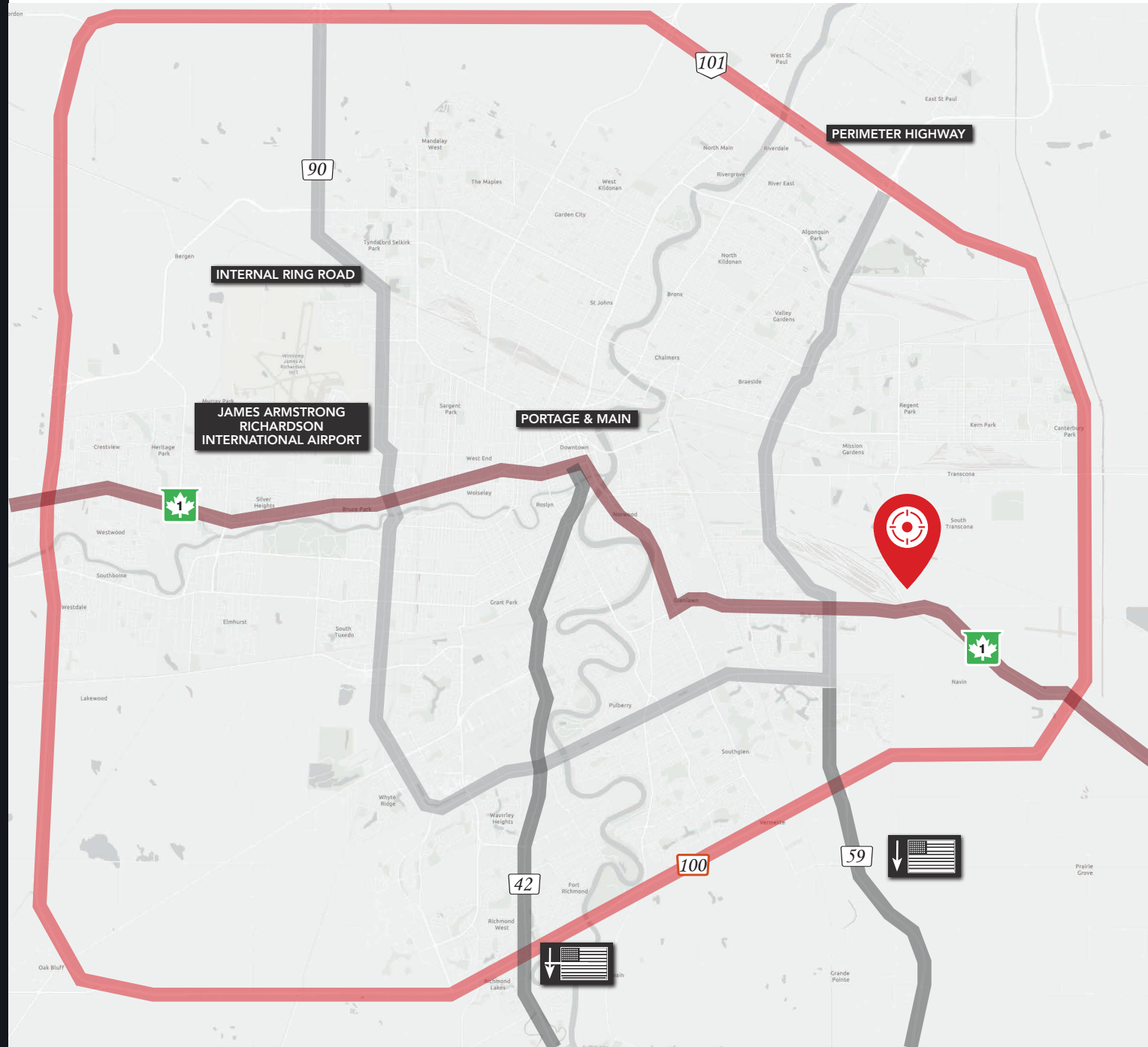
CANADA / U.S. BORDER  
*84 minutes*



RICHARDSON AIRPORT  
*30 minutes*



TRANSCANADA HIGHWAY  
*2 minutes*



# Location Overview



## ROADS & HIGHWAYS

Winnipeg's main internal arteries provide immediate access to key regional and national transportation routes, including the 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 as it represents the origin of Highways 7, 8 and 9. St. Boniface Industrial Park provides ease of access to all of these major routes.



## RAIL

Winnipeg is one of only two western Canadian cities with three class 1 railways (CN, CP & BNSF) in the City, with CP and CN both operating intermodal terminals in Winnipeg. The City's passenger transportation service hub, Union Station, is located in Downtown Winnipeg and offers two VIA Rail passenger transportation routes, servicing between Toronto and Vancouver, as well as the Winnipeg-Churchill train.



## AIRPORT

Winnipeg James Armstrong Richardson International Airport is the seventh busiest airport in Canada by passenger traffic, serving over 4.4 million passengers last year. The airport is an important transportation hub for the province as it is the only international airport within Manitoba. Winnipeg's airport is also the number one dedicated freighter airport in Canada by number of flights (over 4,000) and boasts the third highest daily air cargo tonnage across Canadian airports.







COMMERCIAL REAL ESTATE  
SERVICES INC.

## Contact

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