

~ Well-Located Warehouse Space in St. Boniface Industrial Park ~



FOR LEASE

115 De Baets Street

WINNIPEG, MB

LUKE PAULSEN, Vice President, Sales & Leasing

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Services provided by Luke Paulsen Personal Real Estate Corporation


Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

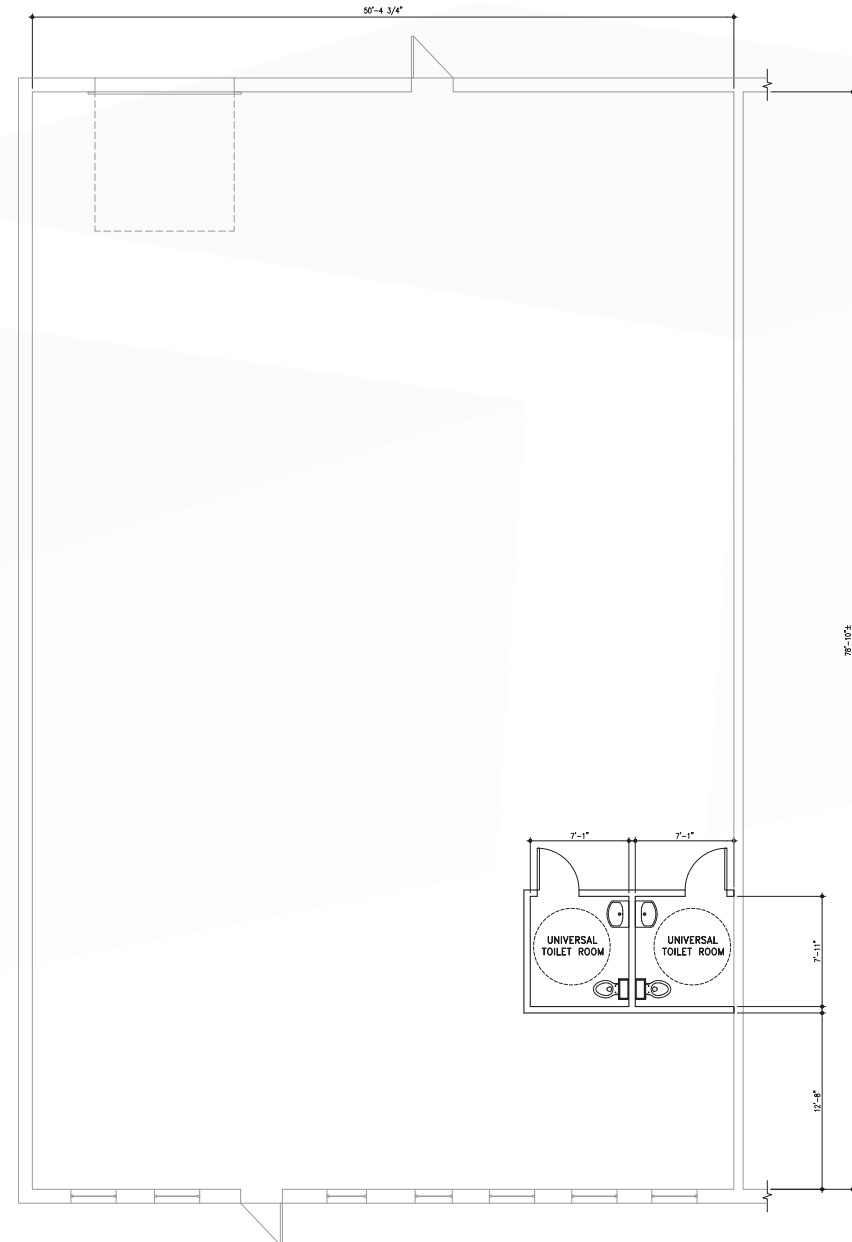
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Property Overview

PROPERTY DETAILS

BUILDING AREA (+/-)	20,800 sq. ft.
AREA AVAILABLE (+/-)	4,160 sq. ft.
NET RENTAL RATE	\$9.50 per sq. ft.
ADDITIONAL RENT	\$6.56 per sq. ft.
LOADING	1 Dock Level Door
ZONING	M2 Industrial
CLEAR HEIGHT (+/-)	14 ft.
ELECTRICAL	100 Amp, 120/208 Volt, 3 Phase 4 Wire
AVAILABILITY	September 1, 2024

FLOOR PLAN



Site Aerial



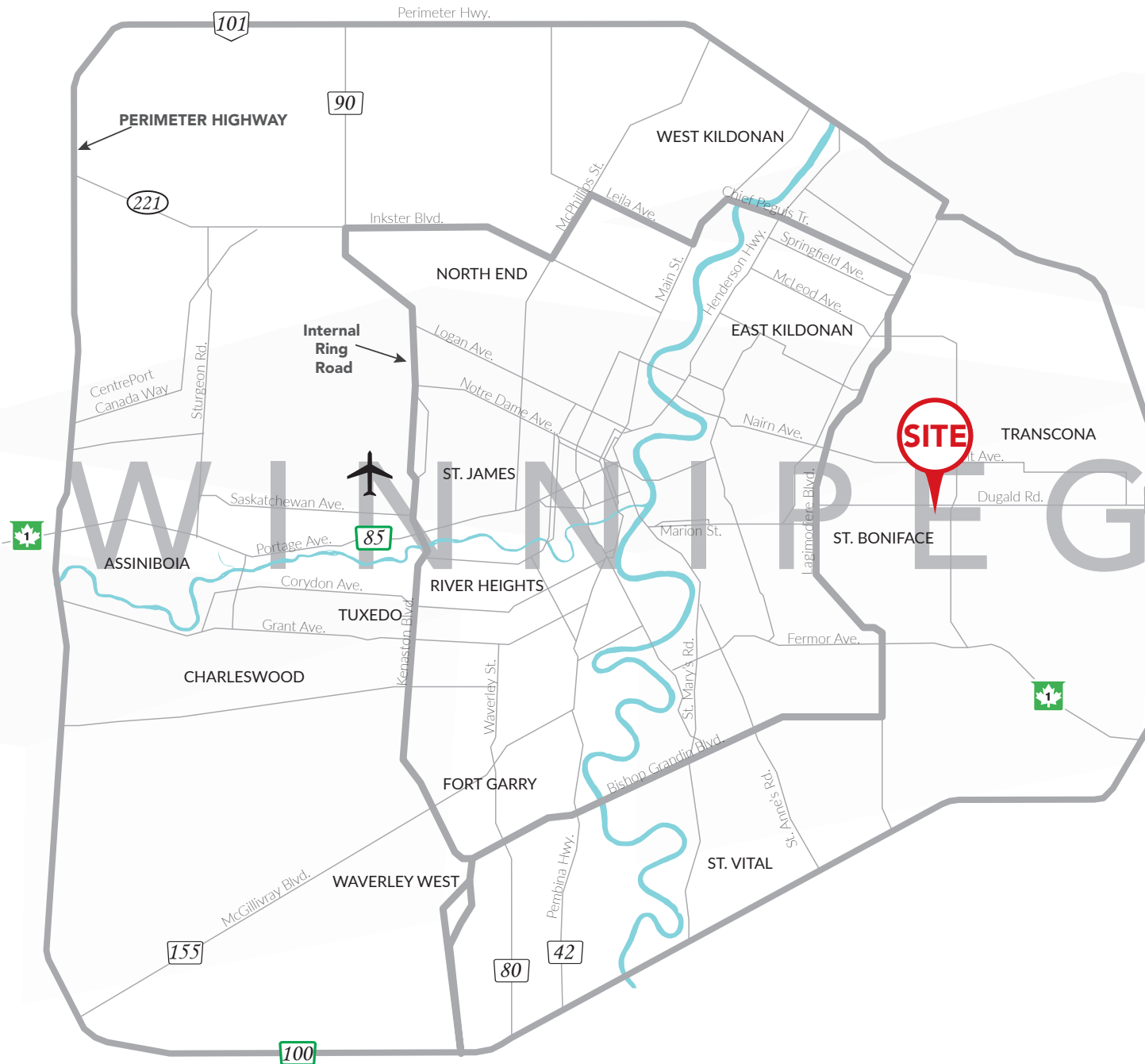
St. Boniface Industrial Park

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.



Drive Time Analysis



RICHARDSON INTL. AIRPORT
24 minutes



PORTAGE & MAIN
12 minutes



POLO PARK SHOPPING CENTRE
18 minutes



THE FORKS
12 minutes



PERIMETER HIGHWAY
7 minutes



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Contact

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