

~ Newly Built Warehouse Space in West St. Paul ~



**FOR LEASE**

**907 Kapelus Drive**

**WEST ST. PAUL, MB**

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*Services provided by Eric A. Ott Personal Real Estate Corporation*

  
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SERVICES INC.

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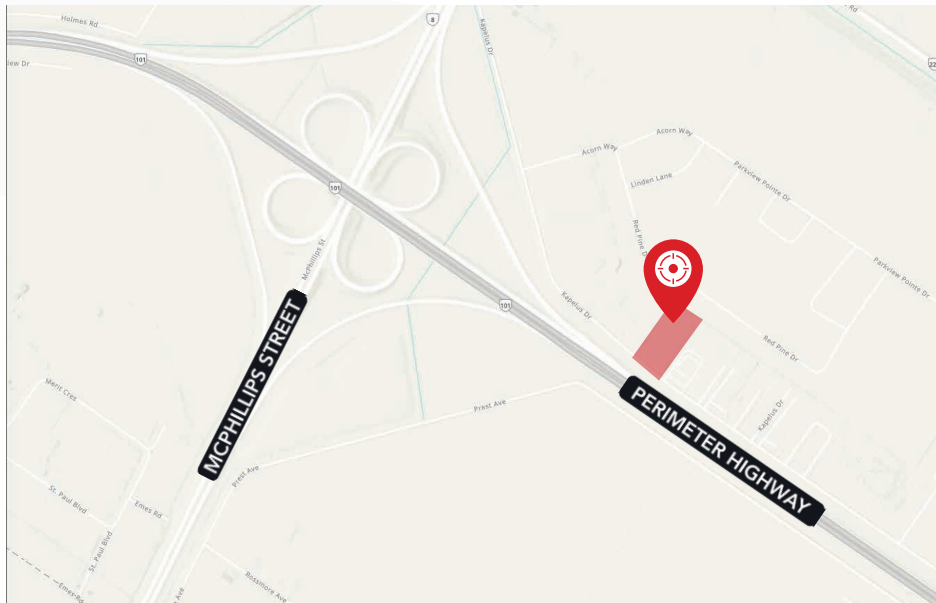
# Property Overview

## PROPERTY DETAILS

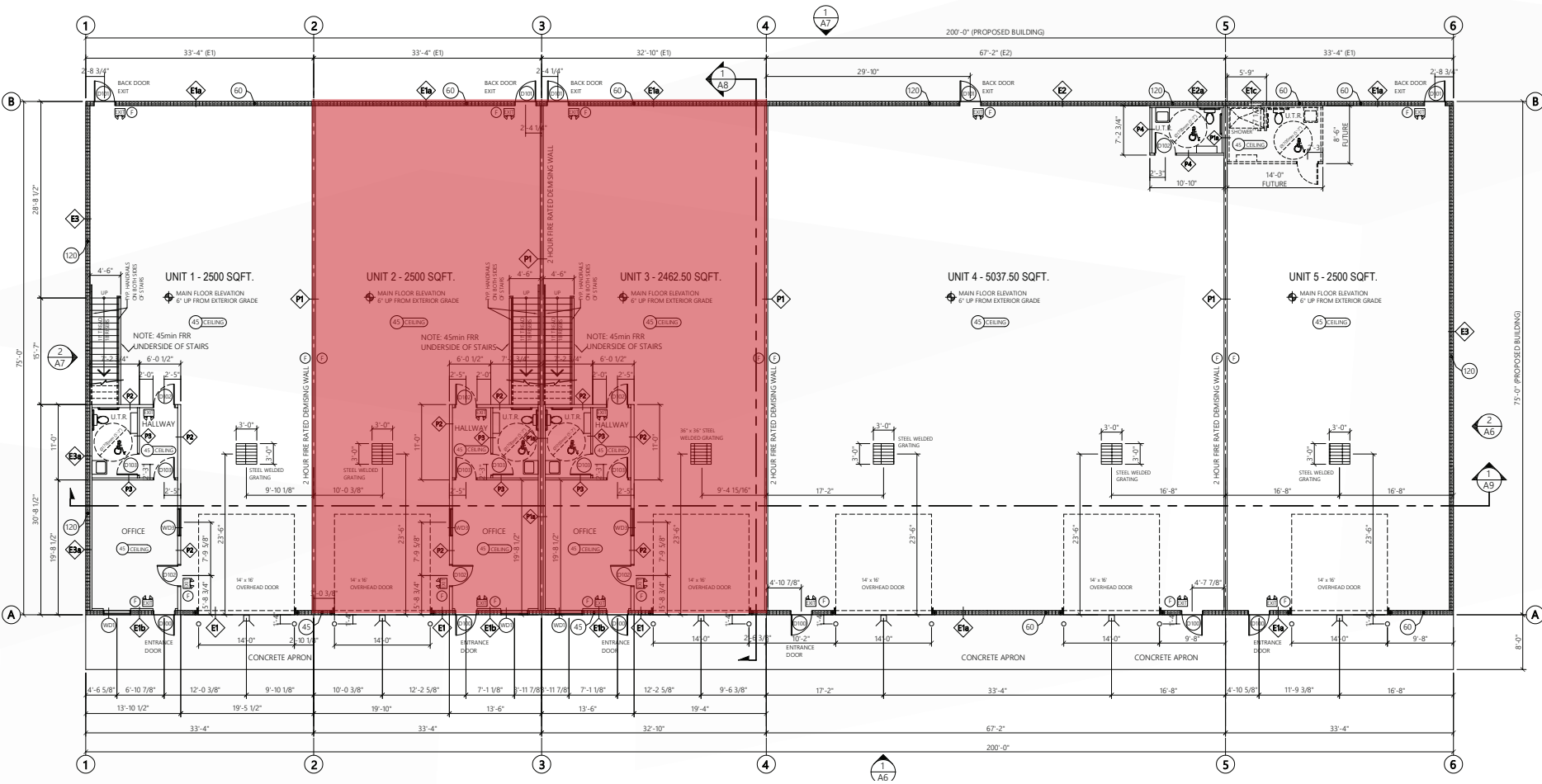
AREA AVAILABLE (+/-)	Unit 2: 2,500 sq. ft. plus mezzanine Unit 3: 2,462 sq. ft. plus mezzanine
NET RENTAL RATE	\$14.00 per sq. ft.
ADDITIONAL RENT	\$4.24 per sq. ft. plus mgmt. fee of 5% of Gross Rent
LOADING	Unit 2: (1) 14' x 16' grade loading door Unit 3: (1) 14' x 16' grade loading door
ZONING	CH - Commercial Highway
CLEAR HEIGHT (+/-)	18 ft.
ELECTRICAL	225 Amp, 3 Phase

## PROPERTY HIGHLIGHTS

- Newly built warehouse space with one developed office, washroom and mezzanine
- Easy access to Perimeter Highway
- Option to combine units
- No City of Winnipeg business tax



# Floor Plan





# Interior Photos



# Drive Time Analysis



PERIMETER HIGHWAY  
**3 minutes**



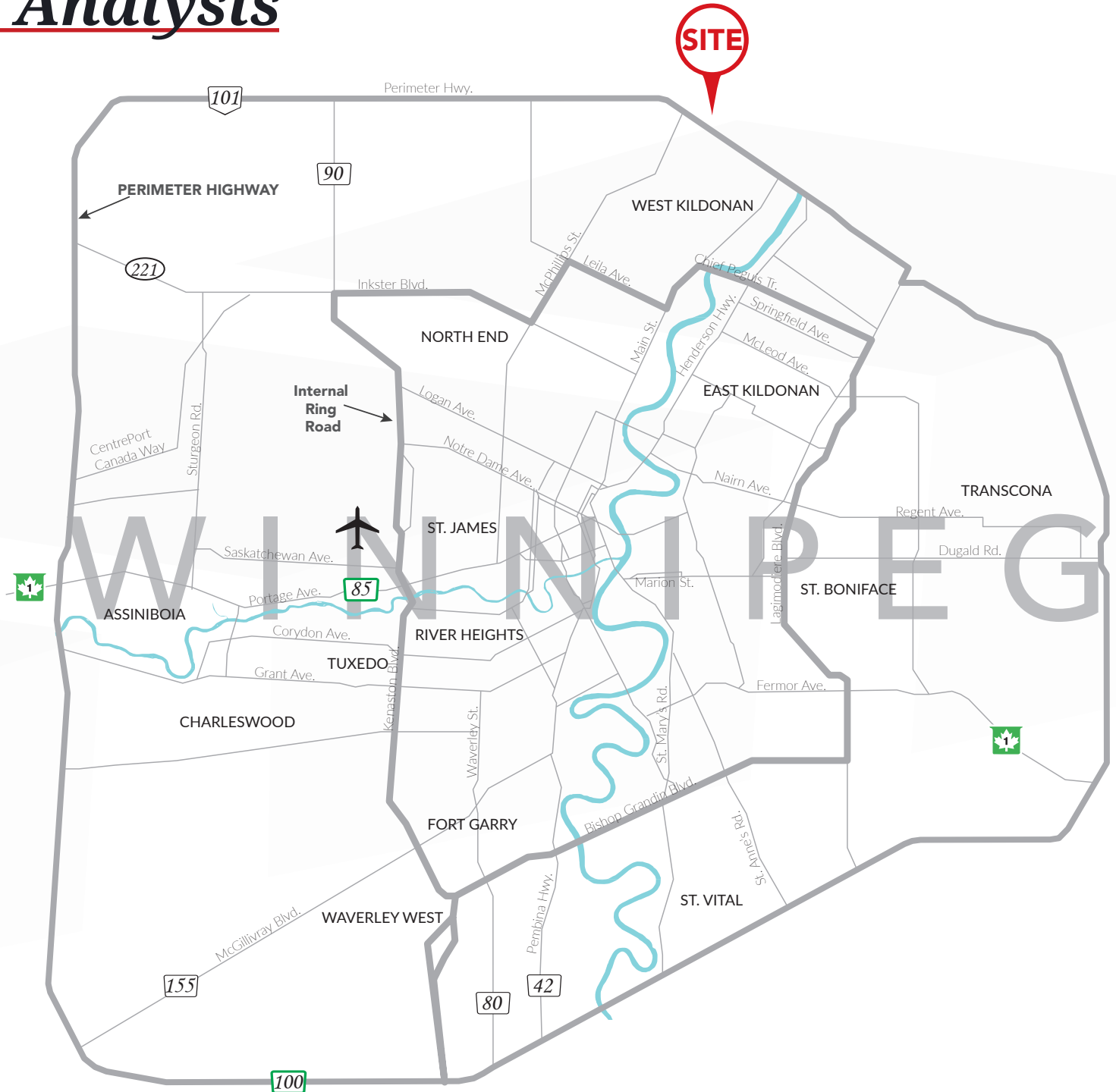
CHIEF PEGUIS TRAIL  
**9 minutes**



WINNIPEG AIRPORT  
**22 minute**



TRANSCANADA HIGHWAY  
**23 minutes**





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## Contact

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