

~ 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


Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

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Property Overview

PROPERTY DETAILS

AREA AVAILABLE (+/-) 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 (1) 14' x 16' grade loading door

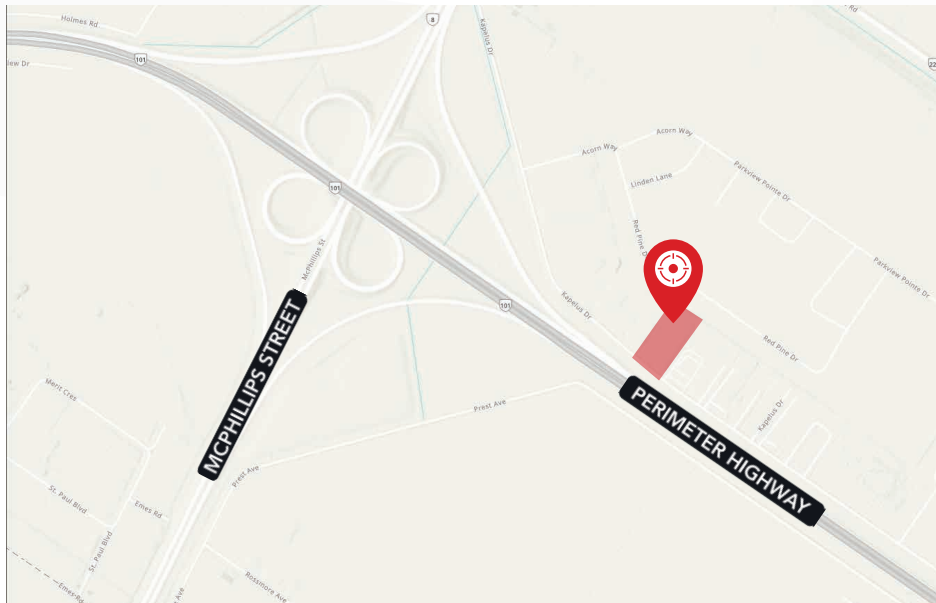
ZONING CH - Commercial Highway

CLEAR HEIGHT (+/-) 18 ft.

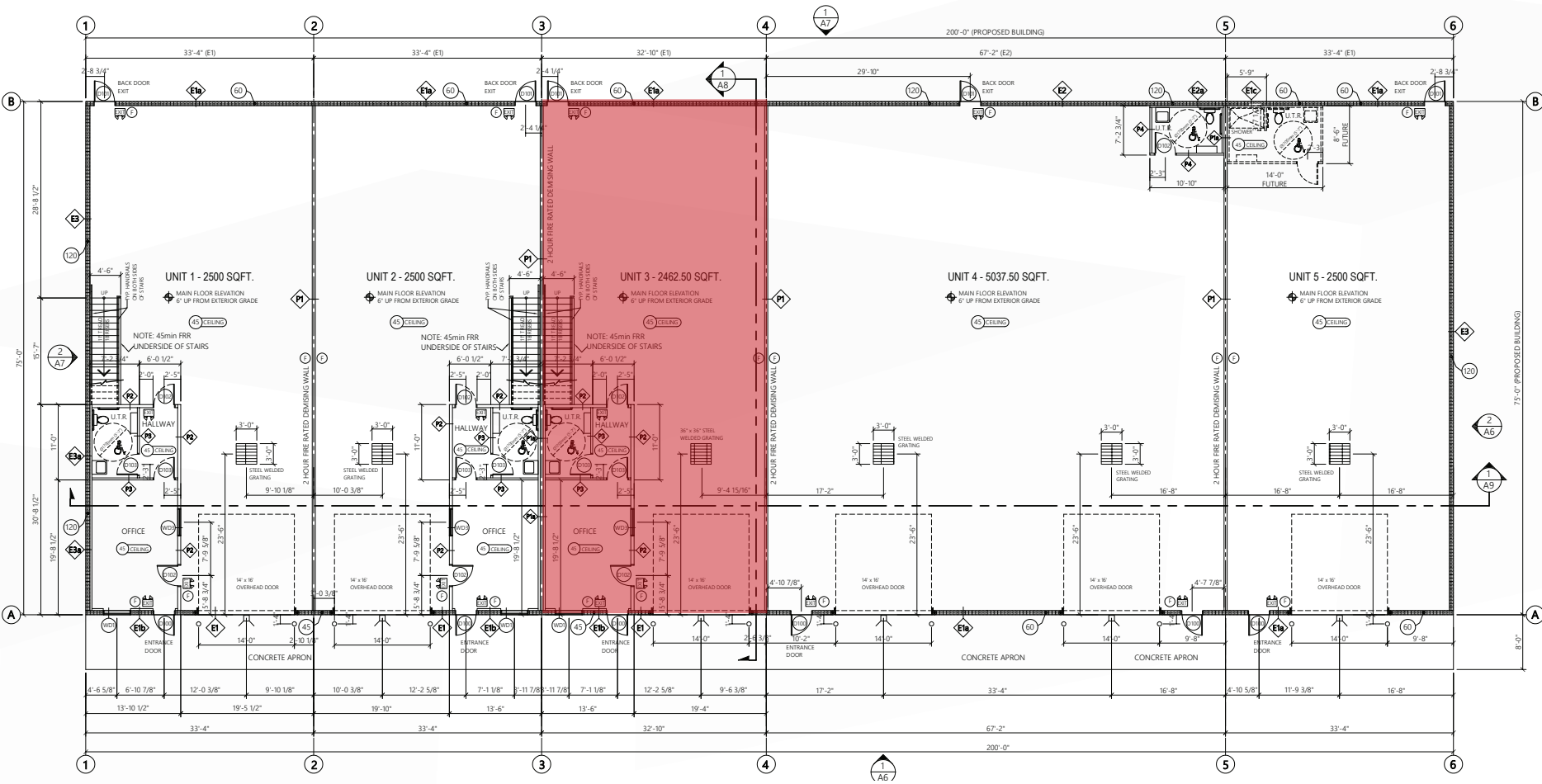
ELECTRICAL 225 Amp, 3 Phase

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



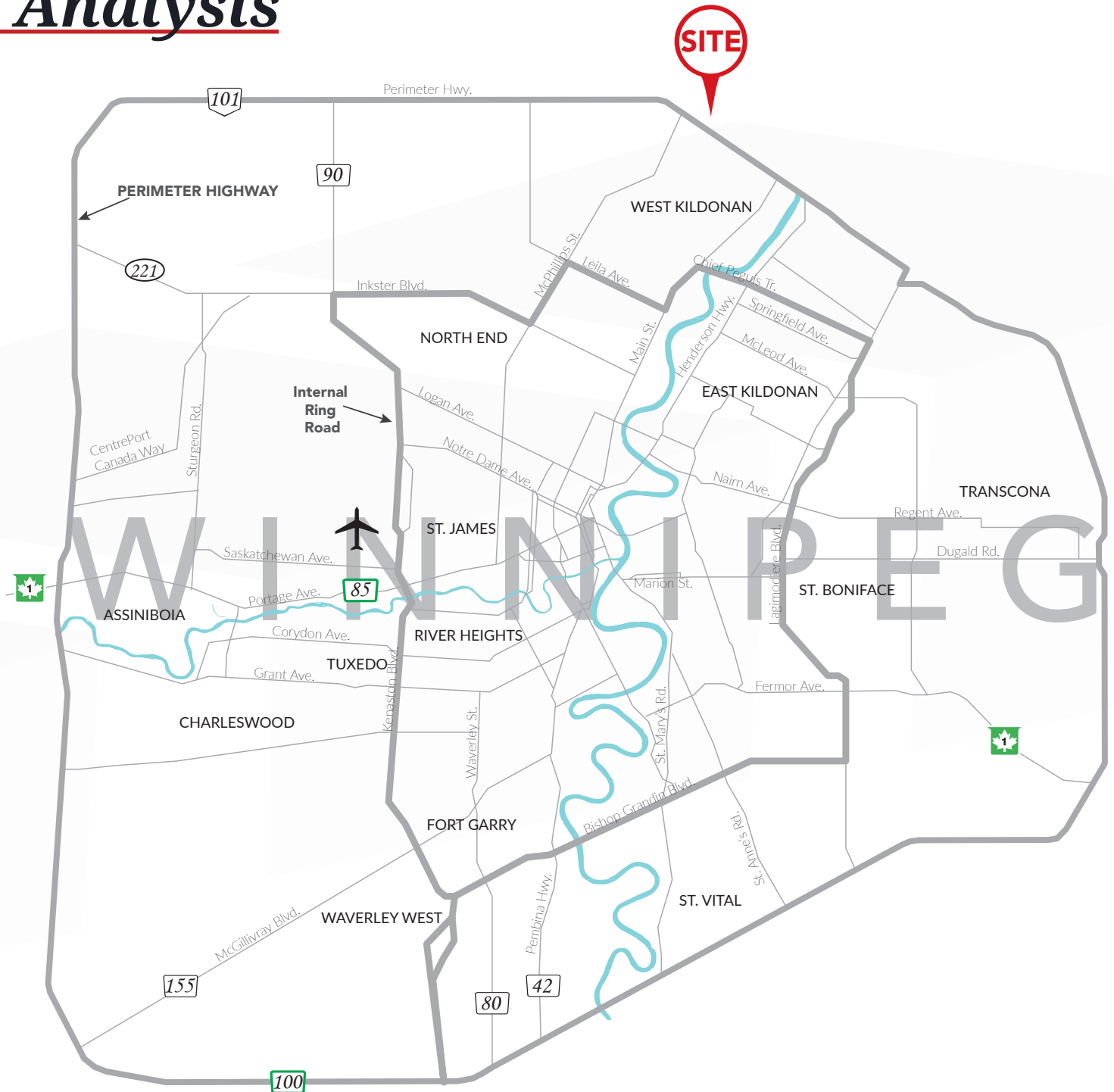
CHIEF PEGUIS TRAIL
9 minutes



WINNIPEG AIRPORT
22 minute



TRANSCANADA HIGHWAY
23 minutes





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Contact

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