

~ Warehouse Space in St. James ~



FOR SUBLEASE

1457 St. James Street

WINNIPEG, MB

GARY GOODMAN, Vice President, Sales & Leasing

(204) 997-4831

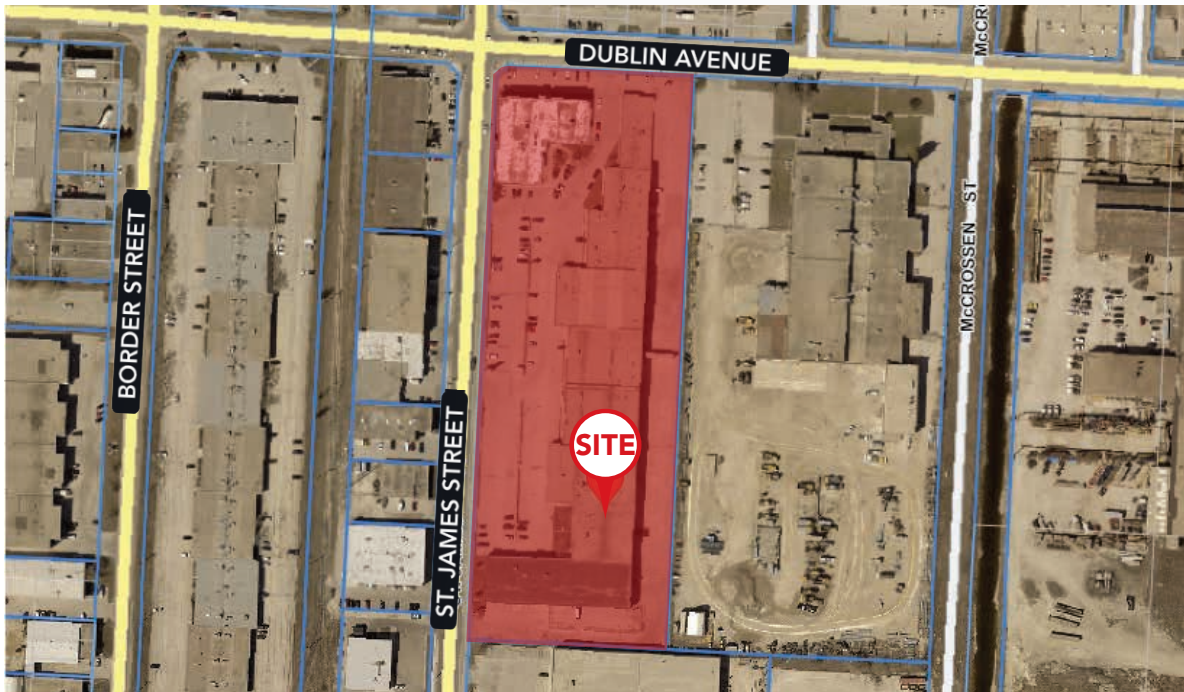
gary.goodman@capitalgrp.ca


Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

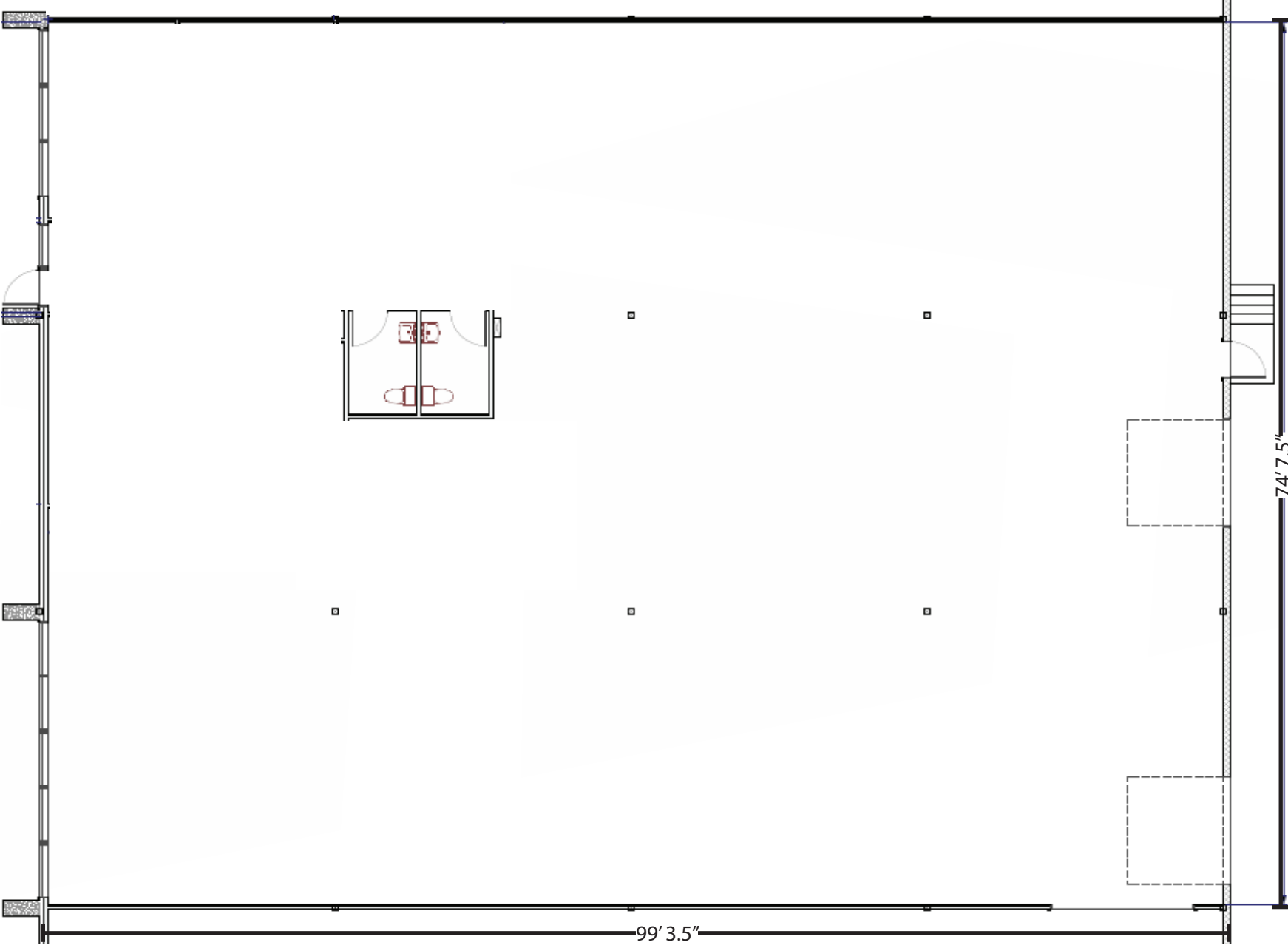
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Property Details

| | |
|----------------------|--|
| AREA AVAILABLE (+/-) | 7,597 sq. ft. |
| BASE RENTAL RATE | Present to December 31, 2025: \$7.75 per sq. ft. January 1, 2026 to December 30, 2030: \$8.25 per sq. ft. |
| ADDITIONAL RENT | \$5.13 per sq. ft. (plus 4% mgmt fee of gross rent) |
| LOADING | 1 dock level door and 1 dock height door ramped to grade level |
| CLEAR HEIGHT (+/-) | 16 ft. |
| ELECTRICAL | 3 Phase |



Floor Plan



CENTREPORT CANADA

CN RAIL LINE

CP RAIL LINE

PERIMETER HIGHWAY

CENTREPORT CANADA WAY

CHIEF PEGUIS TRAIL EXTENSION

Industrial Manufacturing & Logistics

CentrePort Canada Rail Park

Strategic Development

Future Residential

CP RAIL LINE

WINNIPEG RICHARDSON INTERNATIONAL AIRPORT

POLO PARK

BROOKPORT BUS. PK.

EMATRIX TRANSPORT LONGVIEW LOGISTICS LTD.
Plata Merit
KINDERKESLEY

NORTH INKSTER IND.

KINDERKESLEY
EDGE
PENNER INTERNATIONAL
Manitowish TRANSPORT
TFL International

BROOKSIDE BUS. PK.

United Rentals Kaycan Tim Hortons
Fairview E.B.D. THE ROSEDALE GROUP
KAL TIRE FedEx Oil Mart
EASTSIDE HEAVY TRUCK Comet Mobil 1
QuikX TRANX BELL TELEVISIONS

INKSBROOK IND. PK.

Sly FGI
LAW ROSS TEXCAN
Fountain Tire staples Sameday WORLDWIDE

NORTHWEST BUS. PK.

MCKESSON ups

INKSTER IND. PK.

Plata Merit RICHMOND
REIMER CANADA GOODE
Tim Hortons Sobey's amazon
PROSOL ENGHEMIGHT BROOKWHITE

INKSTER BOULEVARD

OAK POINT IND.

Erb
Canada Trailer
CASH
CASH
CASH
CASH
CASH

BROOKSIDE IND. PK.

FREIGHTLINER
ROSENAU TRANSPORT LTD. MAJOR Drilling
COSENTINO Intraform
7 49
Gib tire IPEX NJI

WESTON SHOPS

alacura sign CP

RRC POLYTECH

OMAND'S CREEK IND.

ASL Distribution Services
CardinalHealth Uni-Jet
EMATRIX TRANSPORT Veritiv
m northern Core-Mark

MURRAY IND.

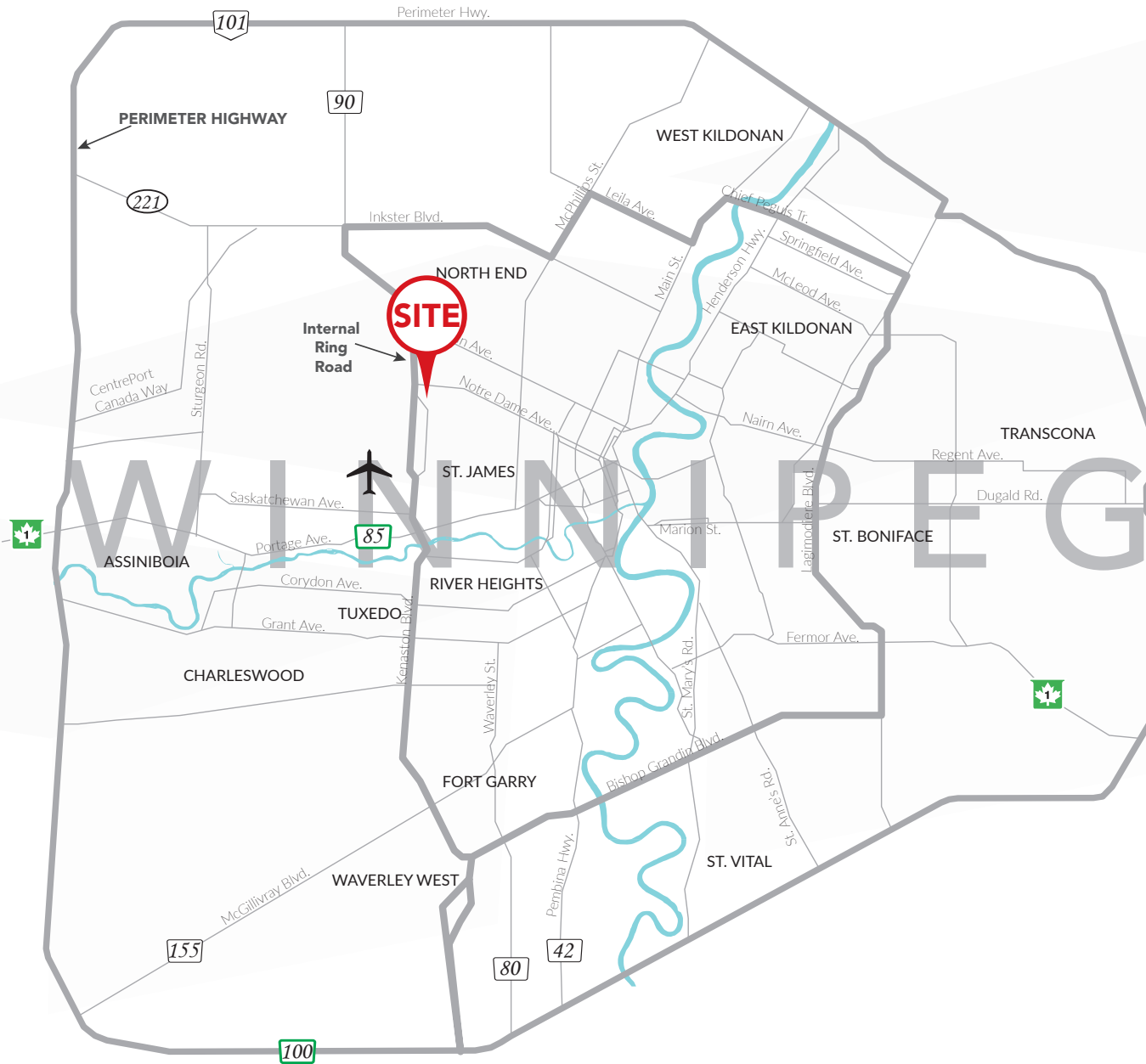
BOEING MacDon
WINPAK NORTH WEST COMPANY

ST. JAMES IND.

NAPA
Bison
COSTCO WHOLESALE
CertainTeed
Russel Metals StandardAero
EMCO MAGELLAN

SITE

Drive Time Analysis



RICHARDSON INTL. AIRPORT
9 minutes



PORTAGE & MAIN
9 minutes



POLO PARK SHOPPING CENTRE
4 minutes



ST. JAMES INDUSTRIAL
3 minutes



PERIMETER HIGHWAY
14 minutes



COMMERCIAL REAL ESTATE
SERVICES INC.

Contact

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