

~ Warehouse space located in St. Boniface Industrial Park ~



FOR LEASE

45 Beghin Avenue

WINNIPEG, MB

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Services provided by Luke Paulsen Personal Real Estate Corporation

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

Property Overview

PROPERTY DETAILS

BUILDING AREA (+/-) 43,164 sq. ft.

AREA AVAILABLE (+/-) Unit 6: 6,153 sq. ft.

NET RENTAL RATE Unit 6: \$9.75 per sq. ft.

ADDITIONAL RENT \$6.51 per sq. ft.

LOADING 1 Dock & 1 Grade Level Door

ZONING M2 - Industrial

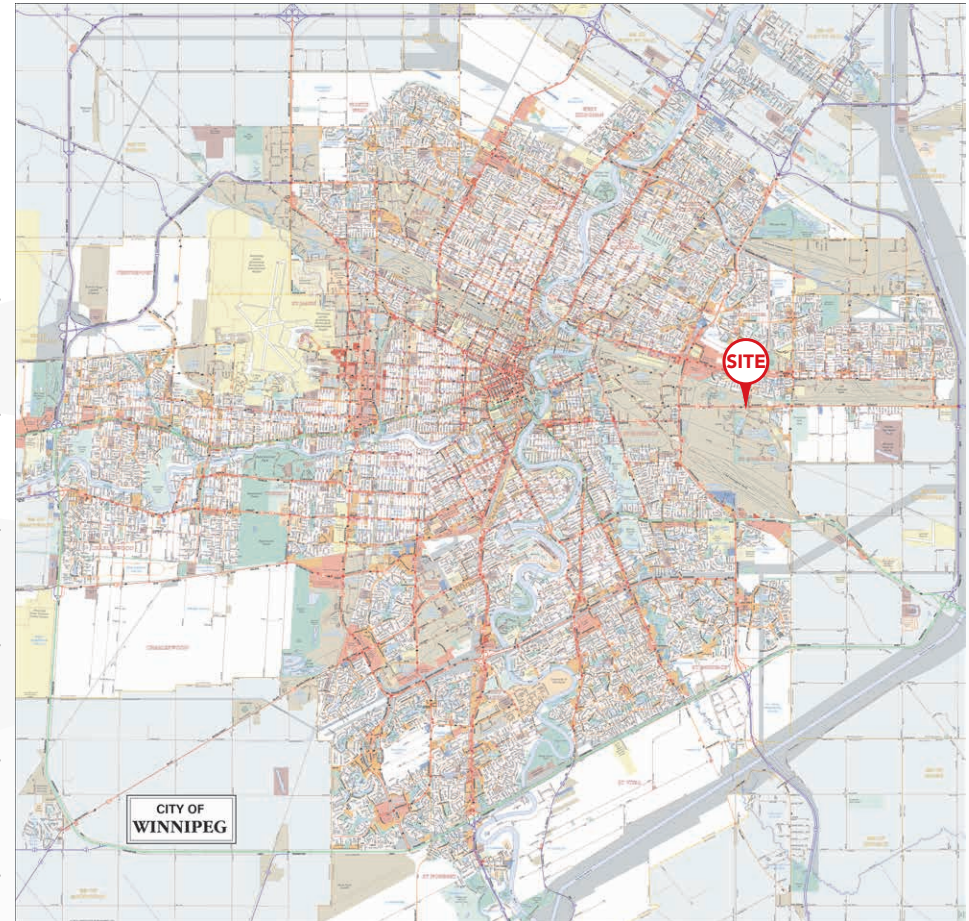
CLEAR HEIGHT (+/-) 21 ft.

ELECTRICAL 100 amp, 120/208 Volt, 3 Phase, 4 Wire

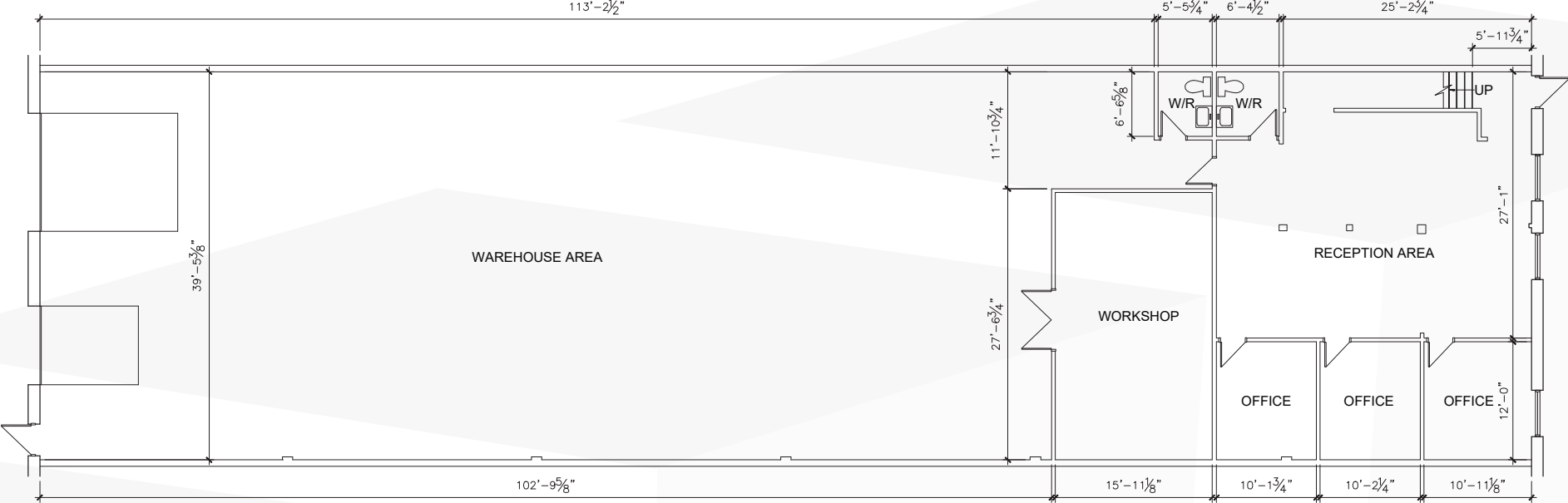
SPRINKLER Fully Sprinklered

AVAILABILITY Immediately

COMPOUND (+/-) 6,000 sq. ft. fenced compound available at \$500 per month

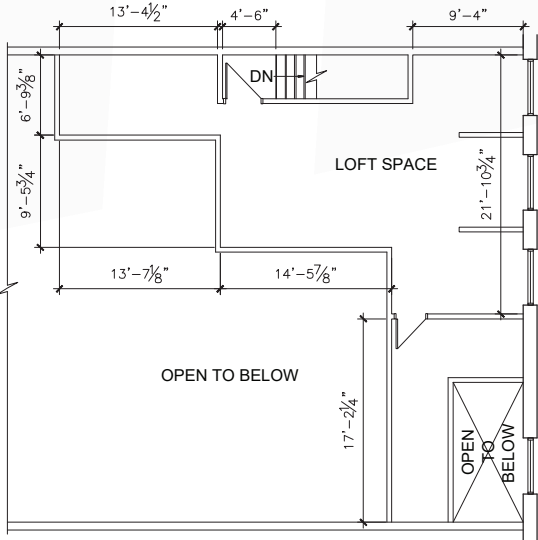


Floor Plan



MAIN FLOOR PLAN

SCALE: 1/16" = 1'-0"



LOFT FLOOR PLAN

SCALE: 1/16" = 1'-0"

Site Aerial



Photos





DRIVE TIME ANALYSIS



PERIMETER HIGHWAY
7 km / 8 minutes



PORTAGE & MAIN
10 km / 17 minutes



CANADA / U.S. BORDER
114 km / 1.5 hours



MANITOBA / ONTARIO BORDER
151 km / 1.5 hours



TRANSCANADA HIGHWAY
4 km / 5 minutes

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.





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