

~ Free-standing Industrial Building in Île des Chênes ~



FOR LEASE

777 Quest Boulevard

ÎLE DES CHÊNES, RM OF RICHOT, MB

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Services provided by Brett Chartier Personal Real Estate Corporation

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Property Details

BUILDING AREA (+/-) 7,920 sq. ft.

LAND AREA (+/-) 4.12 acres (179,467 sq. ft.)

AREA AVAILABLE (+/-)	Main Floor	1,800 sq. ft. developed office space
		4,320 sq. ft. warehouse
	Second Floor	1,800 sq. ft. developed office space
	Total	7,920 sq. ft.

NET RENTAL RATE \$13.75 per sq. ft.

PROPERTY TAXES (2024) \$18,424.61 (\$2.32 per sq. ft.)

ZONING Commercial Highway

CLEAR HEIGHT (+/-) Warehouse: 18'
Office: TBD

LOADING Three (3) Grade Doors (One (1) 9' x 8', Two (2) 12' x 14')

ELECTRICAL 400amp, 120/240 volt, single phase

MECHANICAL Geothermal water to water heat & cool source

WATER SOURCE On-site pond

AVAILABILITY July 1, 2025

PROPERTY HIGHLIGHTS

- In-floor warehouse Glycol heat exchanger
- Mezzanine in warehouse
- Floor drain in warehouse
- Developed Main & Second Floor Office Space
- Large secured compound space



Exterior Photos



Market Overview

Île des Chênes is a community of approximately 1,600 people in the Rural Municipality of Richot, Manitoba. Located about 15 kilometres southeast of Winnipeg, it's part of the Winnipeg Metropolitan Region, making it a popular and fast-growing area for people looking to live close to the city while enjoying a more rural lifestyle.

The name "Île des Chênes" means "Island of the Oaks" in French, referencing the oak trees that once grew abundantly in the area. The community has a predominantly Francophone history, and its bilingual nature is reflected in the culture, with both French and English widely spoken.

The town has various community amenities, including a community center, arena, and a local school. It also has sports fields, playgrounds, and recreational facilities for residents. In recent years, the community has seen strong growth in industrial development, specifically related to agribusinesses and light manufacturing.





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