

FOR LEASE

115 De Baets Street

WINNIPEG, MB

WELL-LOCATED WAREHOUSE SPACE IN ST. BONIFACE INDUSTRIAL PARK



115 De Baets Street

PROPERTY DETAILS

BUILDING AREA (+/-) 20,800 sq. ft.

AREA AVAILABLE (+/-) 4,160 sq. ft.

AVAILABILITY February 2023

LOADING 1 dock level door

ZONING M2 Industrial

NET RENTAL RATE \$8.95 per sq. ft.

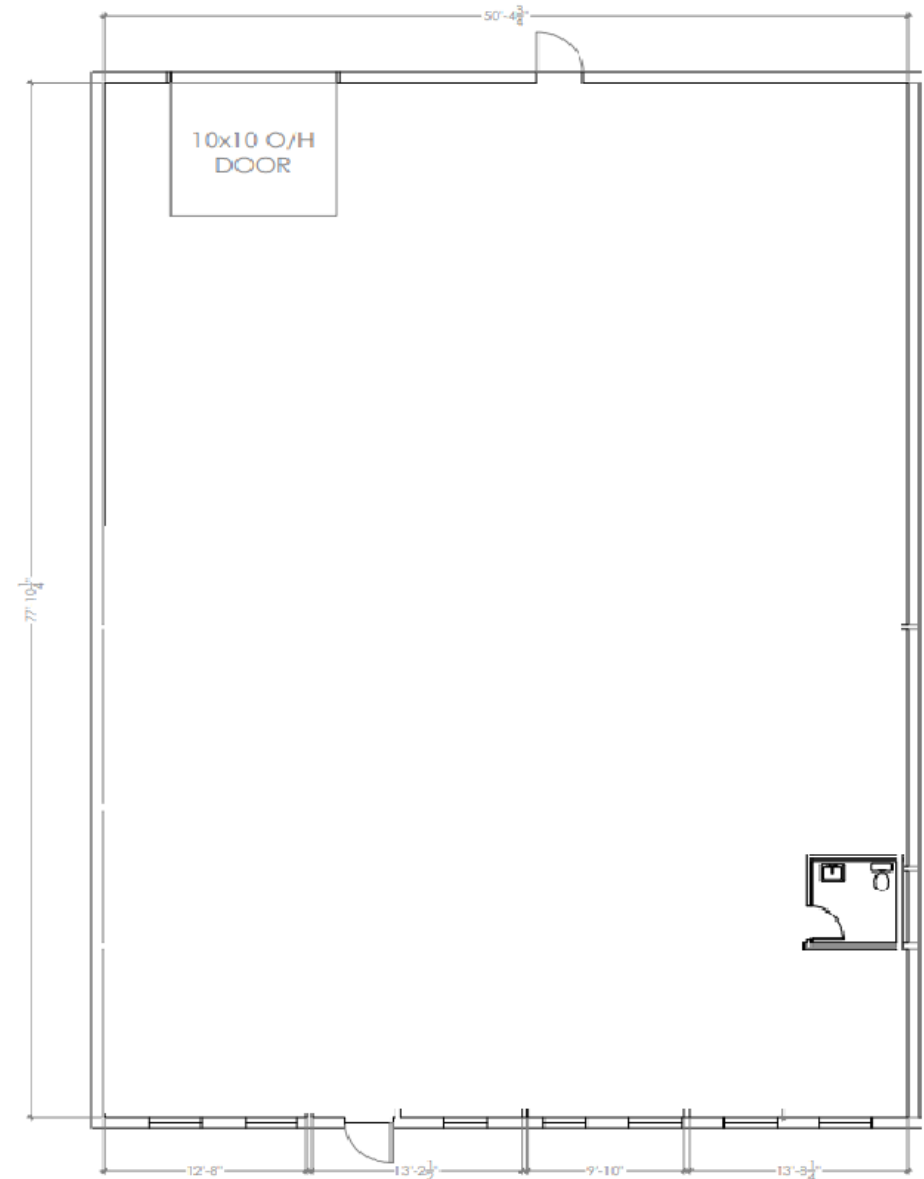
ADDITIONAL RENT \$6.51 per sq. ft.

CEILING HEIGHT 14'

ELECTRICAL 600 Amp, 120/208 Volt, 3 Phase 4 Wire



FLOOR PLAN



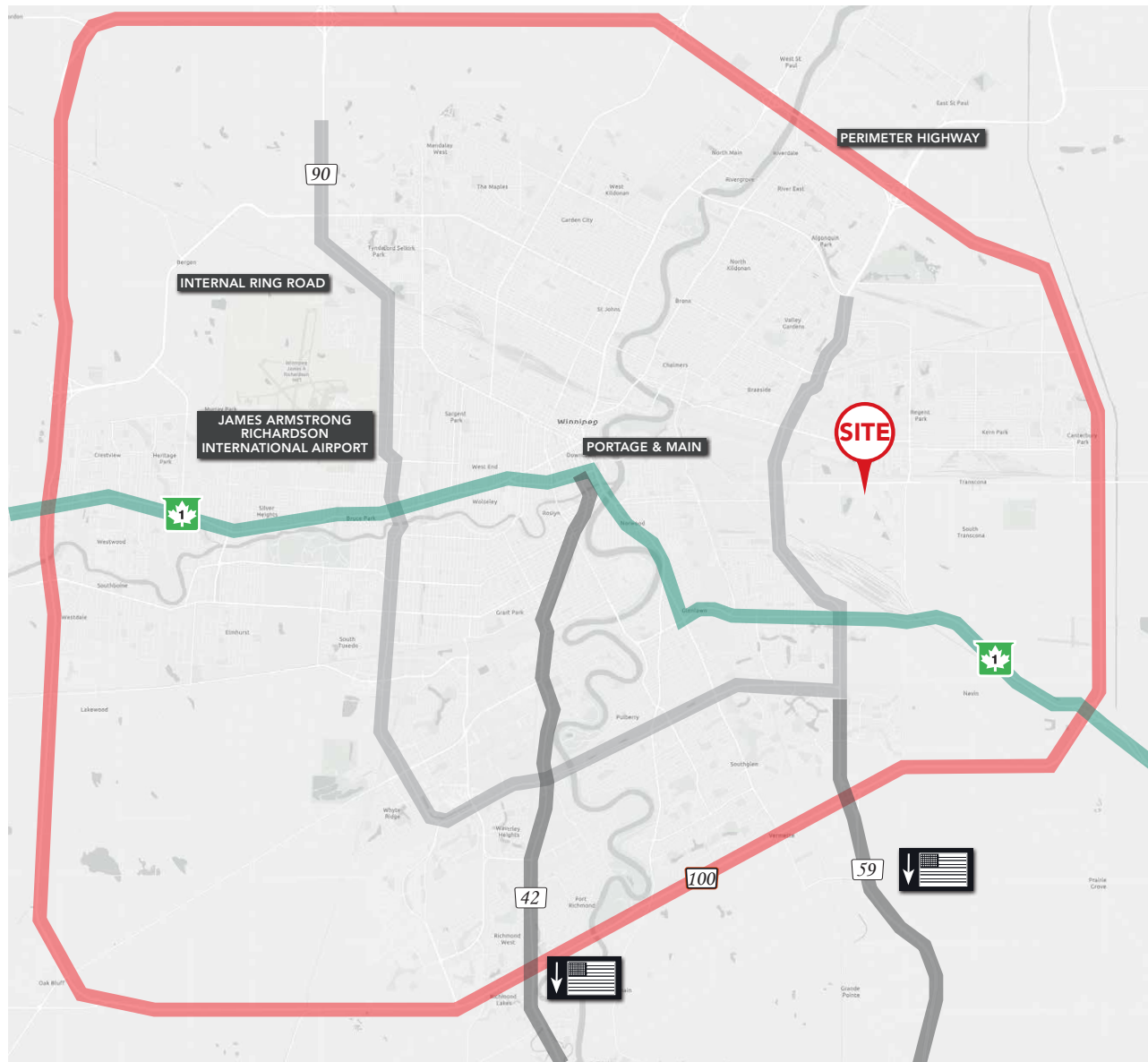
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SITE AERIAL



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DRIVE TIME ANALYSIS



RICHARDSON INTL. AIRPORT
24 minutes



PORTAGE & MAIN
12 minutes



POLO PARK SHOPPING CENTRE
18 minutes



THE FORKS
12 minutes



PERIMETER HIGHWAY
7 minutes

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300 - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4

T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Luke Paulsen

Senior Advisor - Sales & Leasing

(204) 985-1358

luke.paulsen@capitalgrp.ca

Services provided by Luke Paulsen Personal Real Estate Corporation

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