

FOR LEASE

149 De Baets Street

WINNIPEG, MB

WAREHOUSE SPACE LOCATED IN ST. BONIFACE INDUSTRIAL PARK



149 De Baets Street

PROPERTY DETAILS

BUILDING AREA (+/-) 33,225 sq. ft.

AREA AVAILABLE (+/-) 3,380 sq. ft.

AVAILABILITY September 1, 2022

LOADING 1 Dock level door

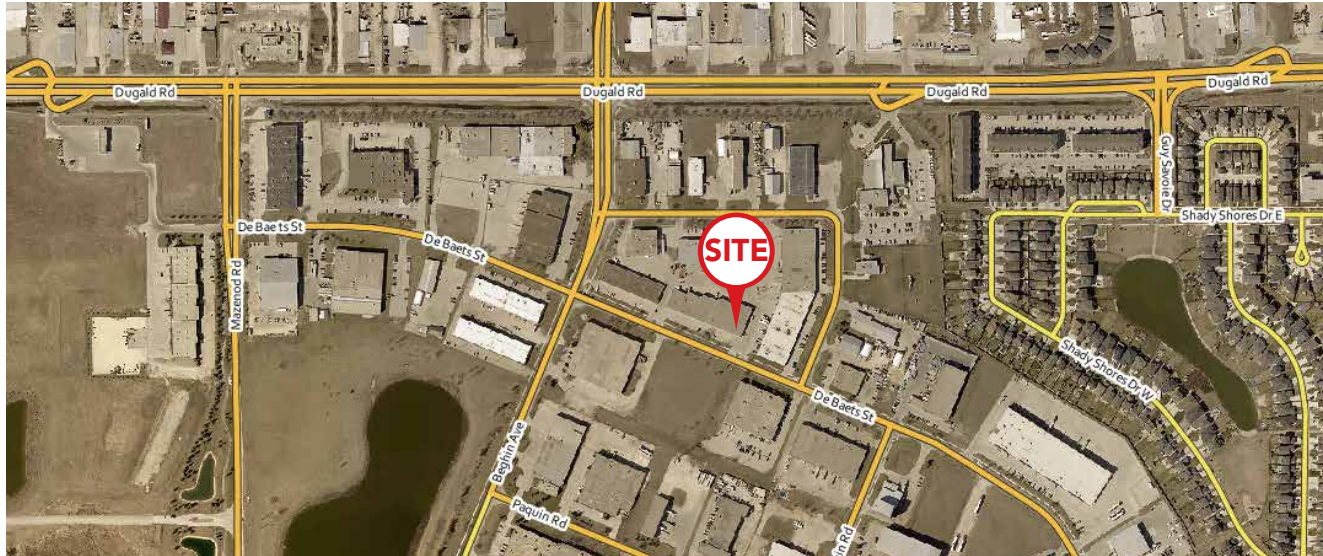
ZONING M2

NET RENTAL RATE Contact Agent

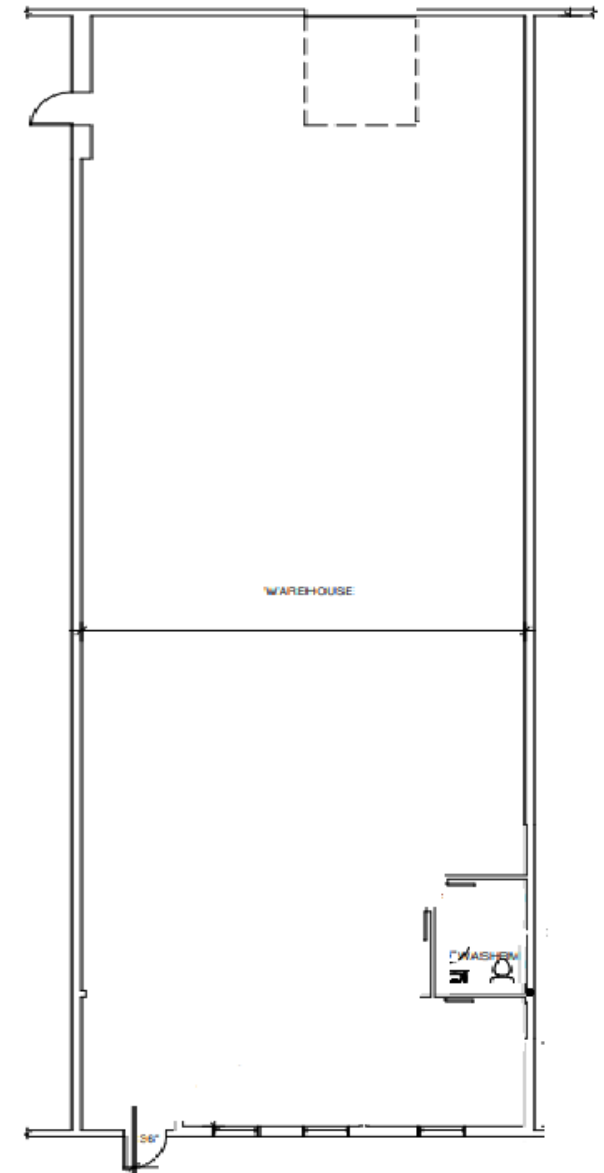
ADDITIONAL RENT \$4.85 sq. ft.

CEILING HEIGHT 14'

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



FLOOR PLAN



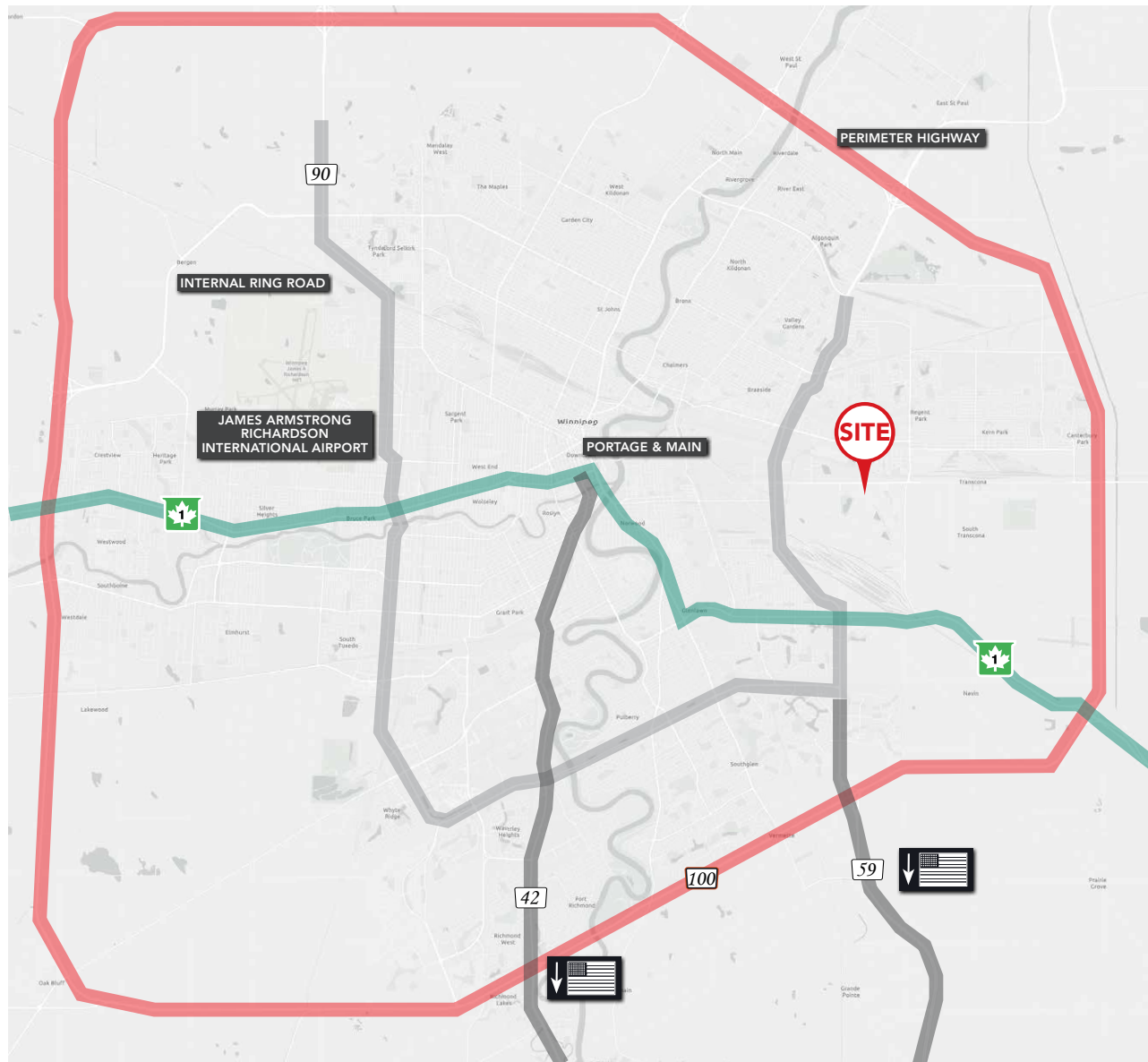
149 De Baets Street

EXTERIOR AND INTERIOR PHOTOGRAPHS



149 De Baets Street

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

141-159

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

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.