

FACT SHEET

59 SCURFIELD BLVD

Winnipeg, MB | www.quadreal.com



PROPERTY DESCRIPTION

59 Scurfield Boulevard consists of 29,004 sq.ft. and forms part of the South Winnipeg Industrial Park.

The Property is a one-story multi-tenant office/warehouse building.

Surrounded by Conveniences

Within driving distance to retail shopping and restaurants located close to Route 90.



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PROPERTY FEATURES

Amenities

- Easy access to a multitude of restaurants, fast food services located near Route 90

Parking

- Total parking stalls: 56
- Electrified stalls

Access and Public Transit

Convenient access to Route 90, Kenaston Blvd. Winnipeg Transit bus routes are located in the vicinity.

Sustainable Certifications

- BOMA Best Certified

BUILDING SPECIFICATIONS

Property Specifications

Year Built: 1998

Building Size

Gross Buidlnig Size: 29,004 sq. ft.

Electrical

Volts: 120/208
Amps: 800
Phase: 3

Specifications

Building Construction: Mostly pre-cast panel wall construction to R32 insulation. The front of the building is a combination of attractive circular columns and store front glazing. Column spacing is approximately 24'/32' x 40. Site drainage in accordance with the City of Winnipeg control flow draining requirements.

Zoning: M1 Industrial

Ceiling Height: 16'4" clear ceiling height

Loading Information All O/H dock doors R16 and are maximum high-lift; 78' clear loading area at rear of building. All grade level doors have a sump pit. The site coverage is approximately 29.1% which allows for excellent parking and good loading access.

Interior Lighting Office - Florescent; Warehouse - 400 Watt metal halide

Sprinkler System: Fully sprinklered

Number of Units: 13

Additional Rent

2022 Operating Costs: \$4.08
2022 Realty Taxes: \$3.74
Total Additional Rent: \$7.82

Loading Doors:

Dock: Nil
Drive-in: 9 (12'w x14'h)

Mechanical

Office/ Warehouse: 7 RTU, 12 split furnaces with AC, 8 unit heaters.

Updated: 2022

FLOOR PLAN

SOUTH WINNIPEG INDUSTRIAL PARK

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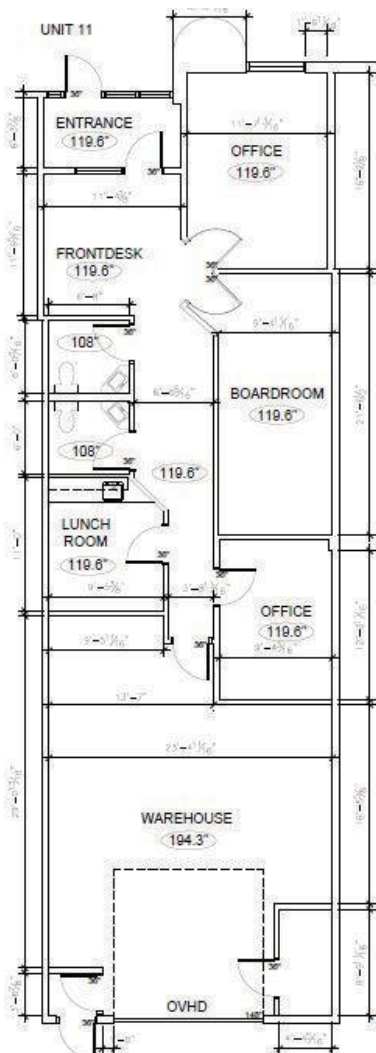
Unit 11

Total Square Feet
1,928 sq. ft.

Availability: Immediately

Key features:

- (1) 12' x 14', grade-level door, motorized
- +/- 1,300 sf of office
- 16'4" ceiling height
- HVAC: (2) Heat/cool split furnaces
- 100 amps, 120/208 volts, 3 phase, 4 wire.
- Fully sprinklered.



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