

FOR LEASE



86-88 Durand Road

DEVELOPED OFFICE AND WAREHOUSE SPACE LOCATED IN ST. BONIFACE INDUSTRIAL PARK

Luke Paulsen

Senior Advisor - Sales & Leasing

(204) 985-1358

luke.paulsen@capitalgrp.ca

PROPERTY HIGHLIGHTS

- Ample on-site parking
- In close proximity to major transportation routes including Dugald Road and the Perimeter Highway



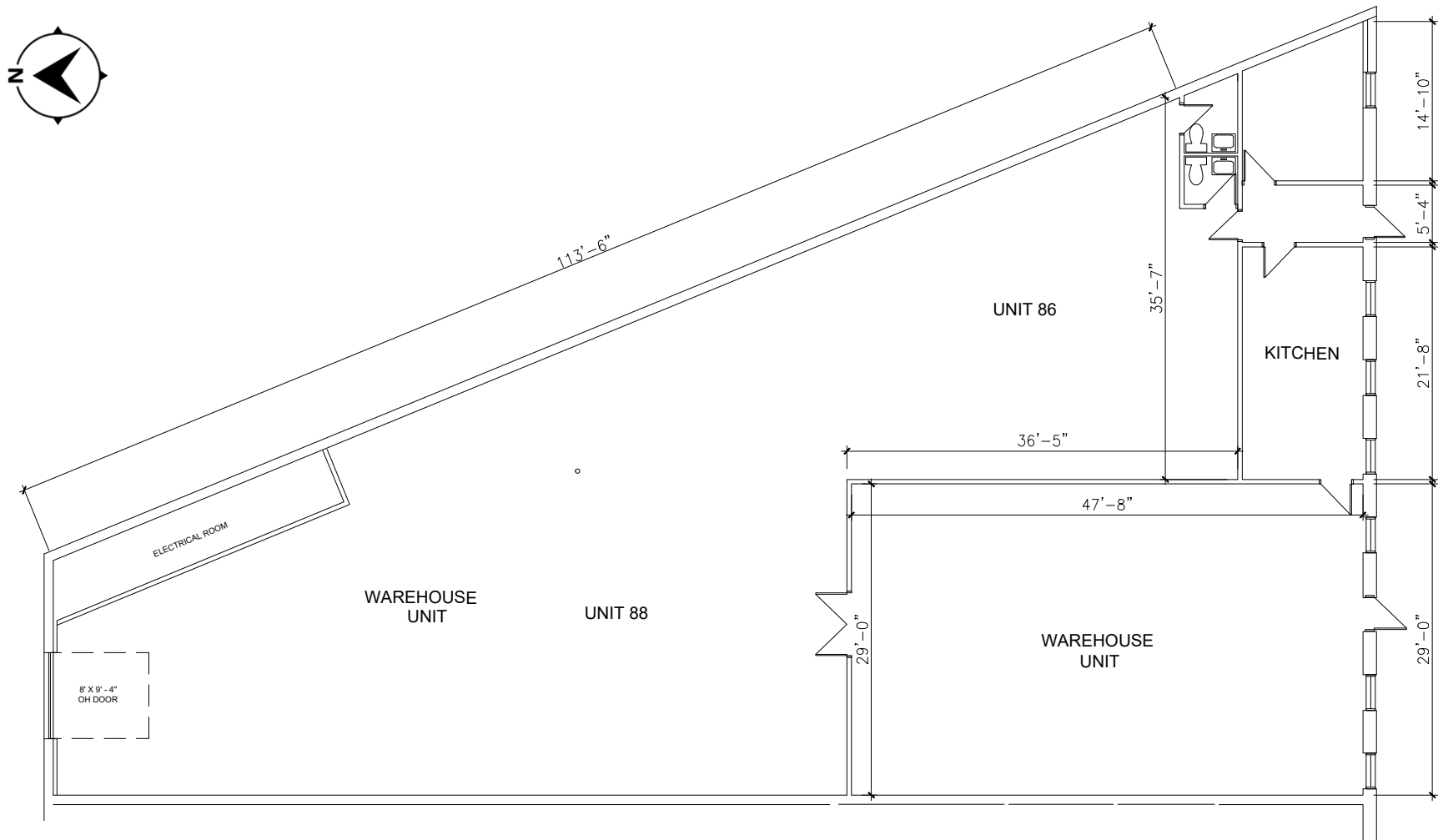
86-88 Durand Road Winnipeg, MB

PROPERTY DETAILS

| | |
|----------------------|-----------------------------------|
| BUILDING AREA (+/-) | 72,816 sq. ft. |
| AREA AVAILABLE (+/-) | 6,186 sq. ft. |
| LOADING | 1 Dock level door |
| ZONING | M2 |
| NET RENTAL RATE | \$7.95 per sq. ft. |
| ADDITIONAL RENT | \$3.98 per sq. ft. |
| CEILING HEIGHT | 16' 4" |
| ELECTRICAL | 600 Amp, 600 Volt, 3 Phase 4 Wire |



FLOOR PLAN

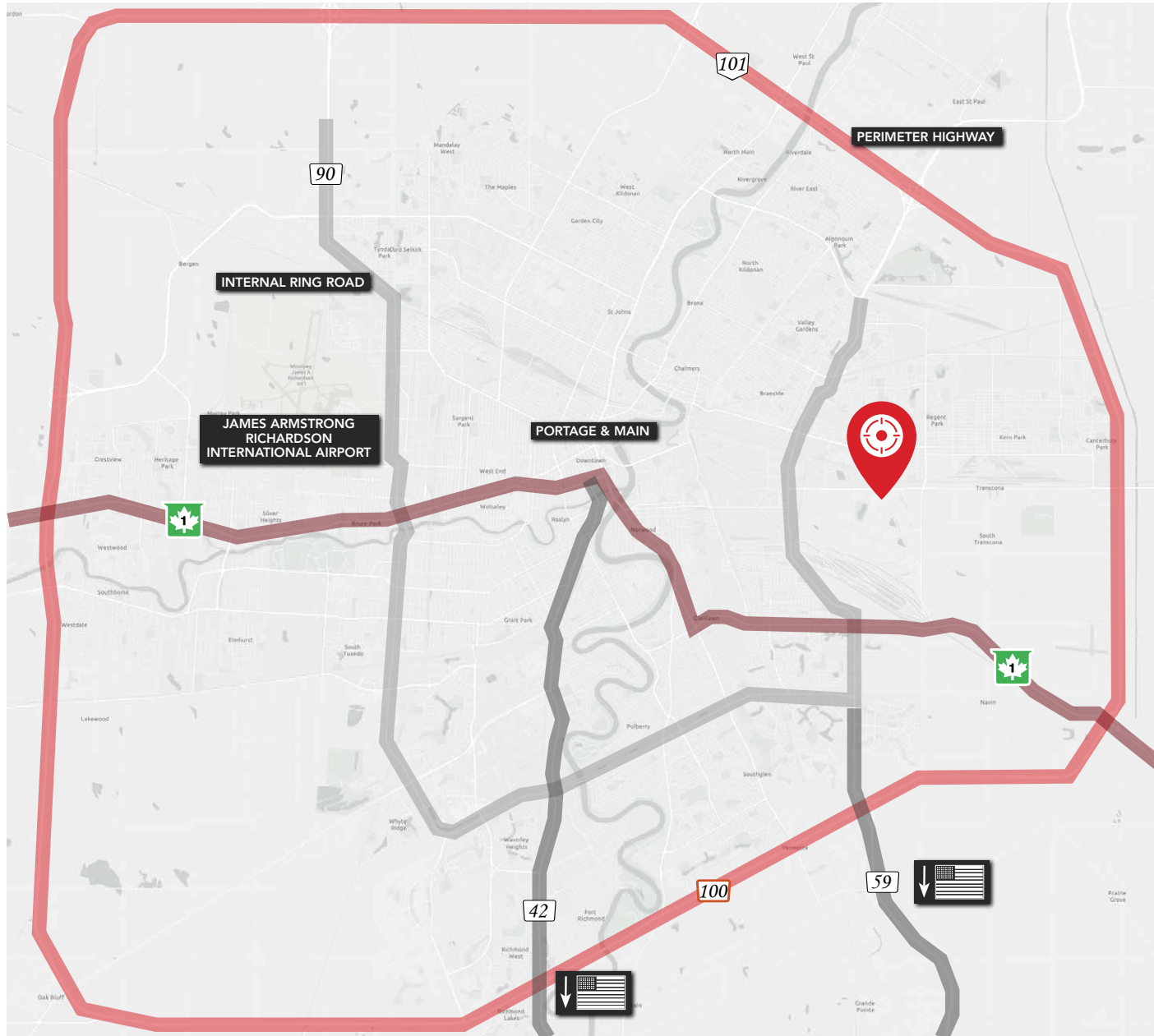


86-88 Durand Road Winnipeg, MB

EXTERIOR AND INTERIOR PHOTOGRAPHS



LOCATION OVERVIEW



Drive Time Analysis

JAMES ARMSTRONG RICHARDSON
INTERNATIONAL AIRPORT



17 km | 30 minutes



PORTAGE & MAIN

10 km | 16 minutes



CANADA / U.S. BORDER

114 km | 1 hour 23 minutes



MANITOBA / ONTARIO BORDER

151 km | 1 hour 30 minutes



MANITOBA / SASKATCHEWAN
BORDER

365 km | 3 hours 43 minutes

AERIAL OVERVIEW



Luke Paulsen

Senior Advisor - Sales & Leasing
(204) 985-1358
luke.paulsen@capitalgrp.ca

Capital Commercial Real Estate Services Inc.
2nd Floor - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4
T (204) 943-5700 | F (204) 956-2783 | **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 The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.