

Fact Sheet

15 Scurfield Blvd

Winnipeg, MB | www.quadreal.com



PROPERTY DESCRIPTION

15 Scurfield Boulevard consists of 42,781 sq.ft. and forms part of the South Winnipeg Industrial Park.

The Property is a one storey single 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: 47
- 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 Bronze Certified

BUILDING SPECIFICATIONS

Property Specifications

Year Built: 1999

Building Size

Gross Building Size: 42,781 SF

Electrical

Volts: 120/280, 347/600

Amps: 800

Phase: 3

Additional Rent

2025 Operating Costs: \$3.94

2025 Realty Taxes: \$3.09

Total Additional Rent: \$7.03

Loading Doors:

Dock: 8 (8'w x 10'h)

Drive-in: 2 (12'w x 14'h)

Mechanical

Office/ (4) 4 Ton & (4) 3 Ton RTU's

Warehouse: Unit heaters x 10

Specifications

Building Construction: Pre-cast panel wall construction to R32 insulation. Column spacing is approximately 36'/49'-8" x 32'. Site drainage in accordance with the City of Winnipeg control flow draining requirements.

Zoning: M1 Industrial

Ceiling Height: 24' warehouse ceiling height.

Loading Information: All O/H dock doors R16 and are maximum high-lift; 122' clear loading area at rear of building and 10' wide concrete dolly pad in dock level loading area. All dock level doors have 35,000 lb levelers with 40 oz cushions.

Interior Lighting: Warehouse - LED

Number of Units: Single Tenant building, Building can be demised.

Expansion: Potential of approximately 20,556 square feet of building area.