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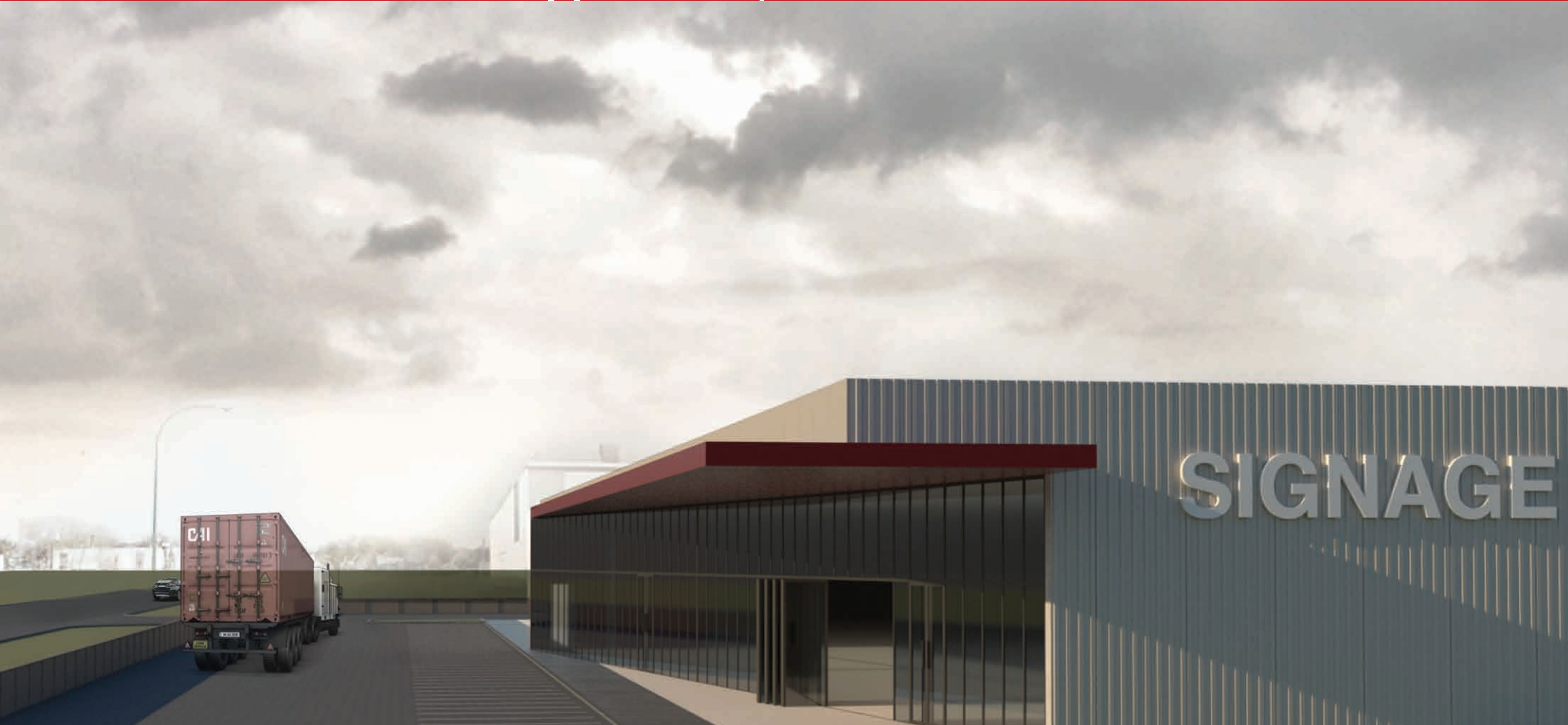
10 Bentall Street

WINNIPEG, MB



COMMERCIAL REAL ESTATE
SERVICES INC.

Build-To-Suit Opportunity in Inkster Industrial Park



TREVOR CLAY, Principal
(204) 985-1365

trevor.clay@capitalgrp.ca

Services provided by Trevor Clay Personal Real Estate Corporation

LUKE PAULSEN, Senior Advisor - Sales & Leasing
(204) 985-1358

luke.paulsen@capitalgrp.ca

Services provided by Luke Paulsen Personal Real Estate Corporation

ERIC OTT, Advisor - Sales & Leasing
(204) 985-1378

eric.ott@capitalgrp.ca

Services provided by Eric Ott Personal Real Estate Corporation

capitalgrp.ca

HIGHLIGHTS

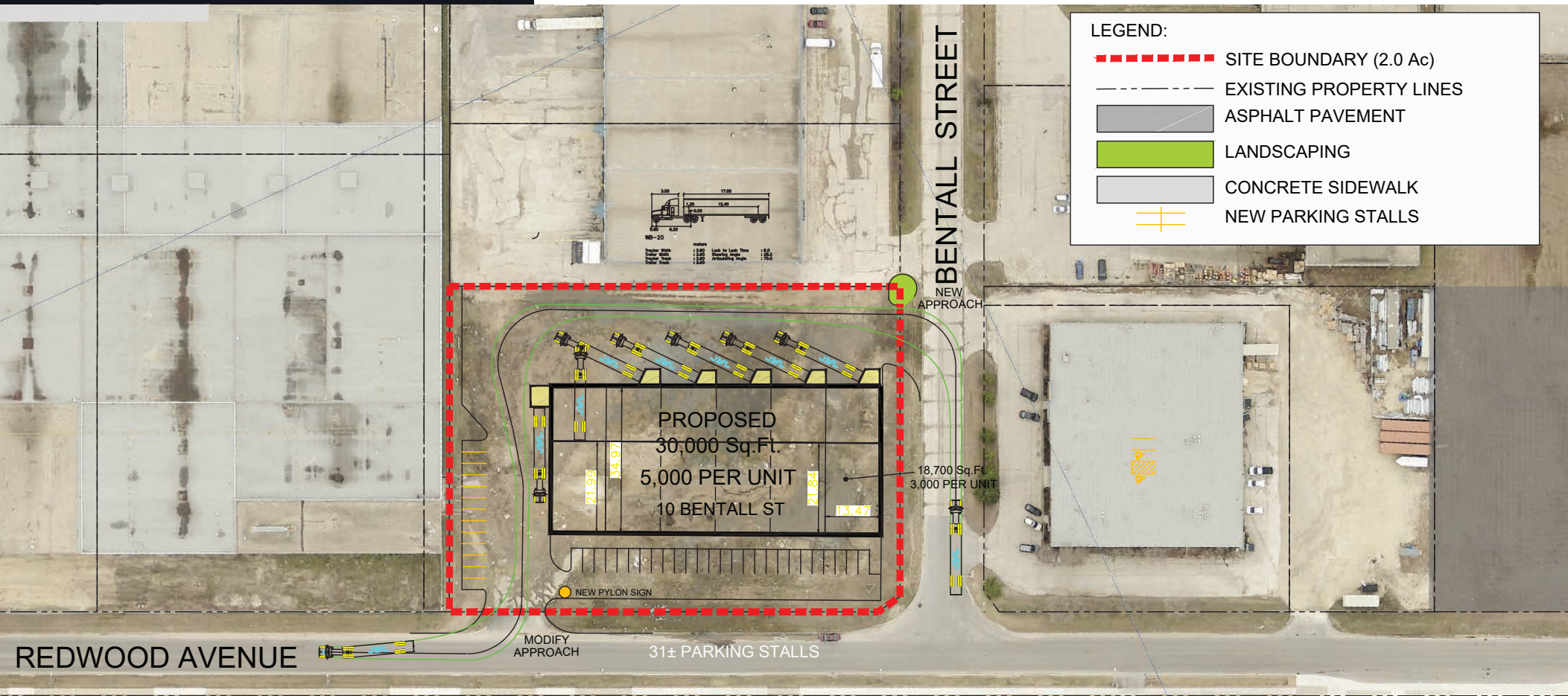
- Rectangular 2.1 acre site with two access points onto Redwood Avenue and Bentall Street
- Well suited in Winnipeg's largest industrial park
- Location provides for excellent access to key transportation routes

Property Details

LAND AREA (+/-)	2.1 acres
ASKING RENTAL RATE	TBD
BUILDING AREA (+/-)	30,000 sq. ft.
AREA AVAILABLE (+/-)	5,000 - 30,000 sq. ft.
ZONING	M2 Industrial

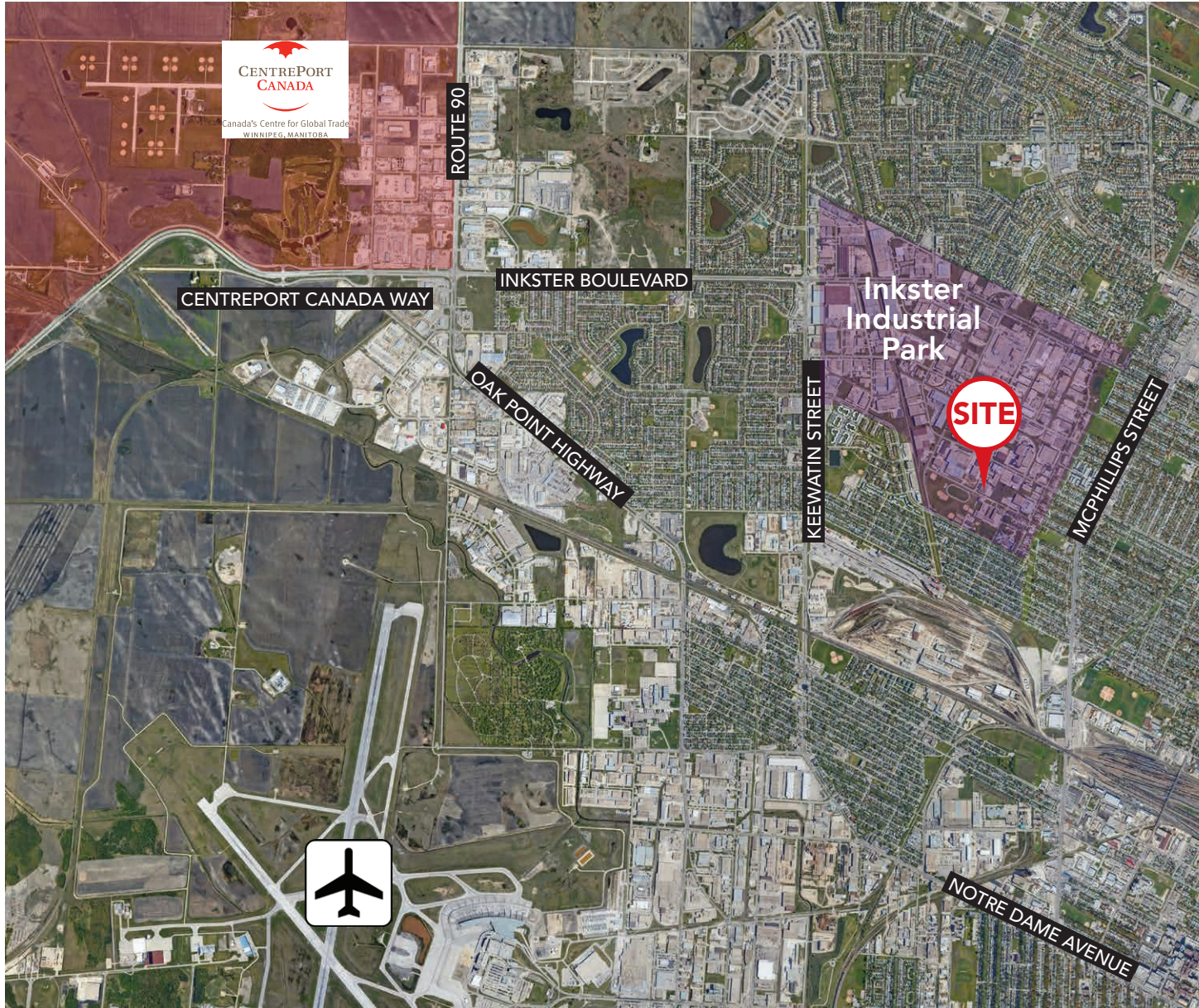
INITIAL DESIGN SPECIFICATIONS

- Ceiling Height – 20' clear (can go up to 24')
- Electrical Capacity – 800 amp, 347/600 volt
- Loading – 6 dock (can provide grade)
- Lighting – LED
- Foundation- 6' concrete slab on grade
- Roof- EPDM
- Sprinkler – basic wet sprinkler system
- Mechanical – gas fired unit heaters/ radiant heaters



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NORTHWEST WINNIPEG OVERVIEW AERIAL



INKSTER INDUSTRIAL PARK OVERVIEW

- Inkster Industrial Park is Winnipeg's largest and offers 9.3 million square feet of space on 600 acres of land
- Located in Northwest Winnipeg, Inkster park offers excellent access to critical transportation routes including Winnipeg's brand new Centreport Canada Way
- Its location in proximity to James Richardson International Airport is of significant value to many users
- The Park is also well serviced by rail with a direct connection to CPR's Weston Yards

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INKSTER INDUSTRIAL PARK AERIAL





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Contact

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Services provided by Eric A Ott Personal Real Estate Corporation

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300 - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

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