BUILD-TO-SUIT OPPORTUNITY IN INKSTER INDUSTRIAL PARK FOR LEASE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

SHEPPARD STREET

WINNIPEG, MB

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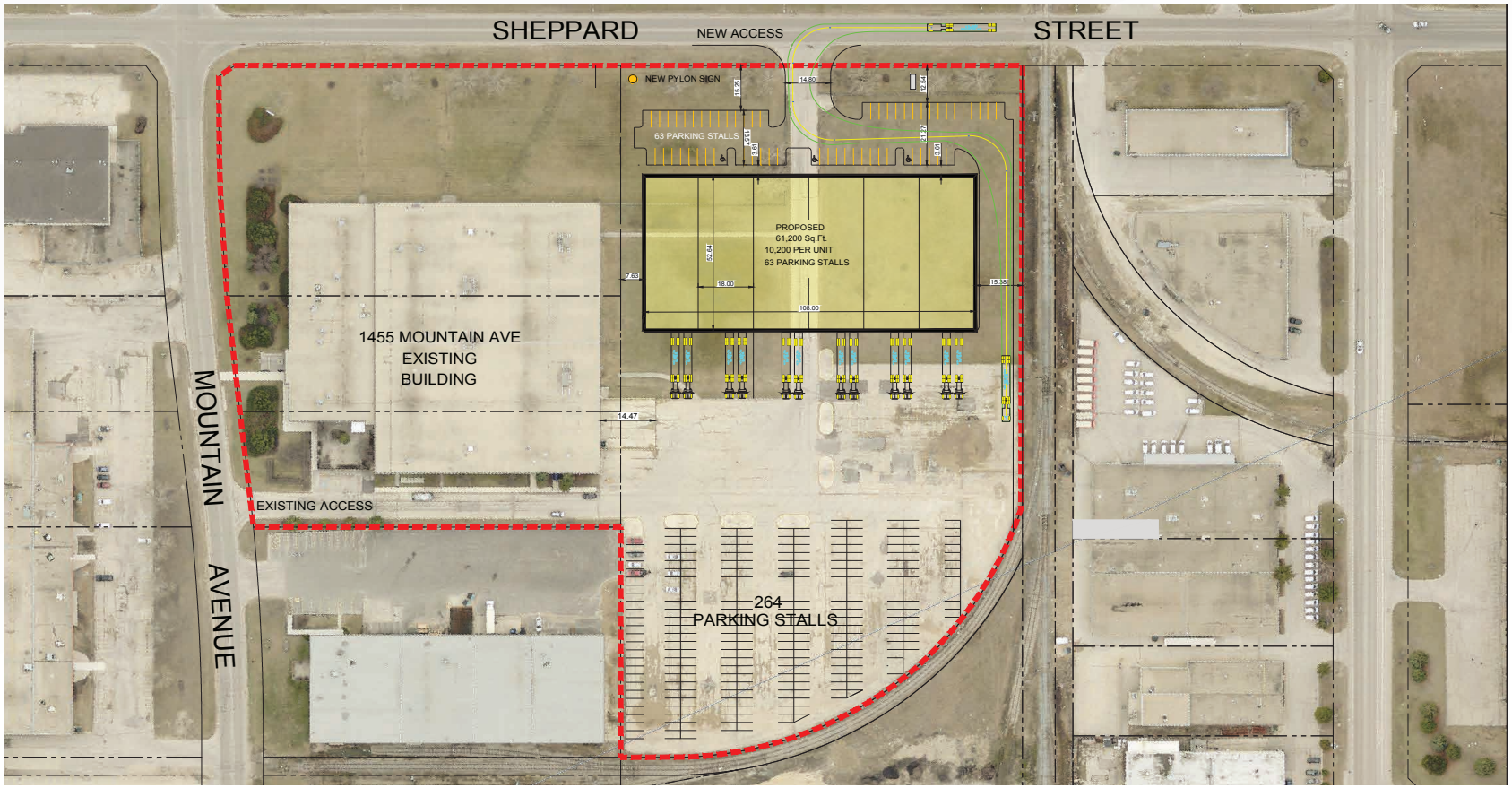
PROPERTY DETAILS

LAND AREA (+/-)	6.0 acres
ZONING	M1 - Manufacturing - Light
BUILDING AREA (+/-)	Up to 75,000 sq. ft.
RENTAL RATE	TBD
HIGHLIGHTS	• Up to 75,000 sq. ft. on approximately 6 acres • Prime Inkster Industrial Park location • Location provides for excellent access to key transportation routes • Landlord will work with potential tenant to provide custom designed facility to meet specific requirements

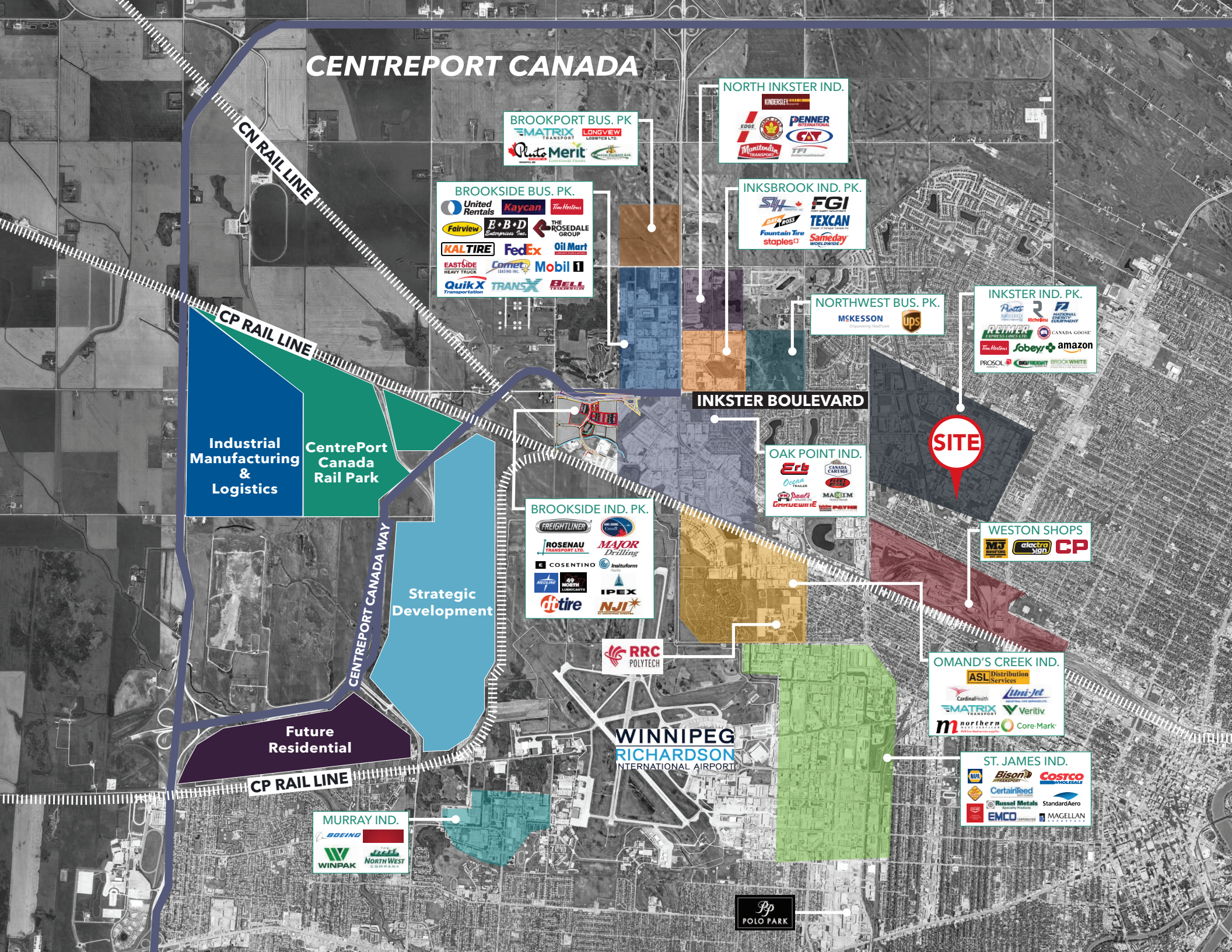
INITIAL DESIGN SPECIFICATIONS

- Clear height: 24'
- Electrical Capacity: 800 amp, 347/600 volt
- Loading: Dock & grade
- Lighting: LED
- Foundation: 6' concrete slab on grade
- Roof: EPDM
- Sprinkler: Basic wet sprinkler system
- Mechanical: gas fired unit heaters/radiant heater



SITE AERIAL

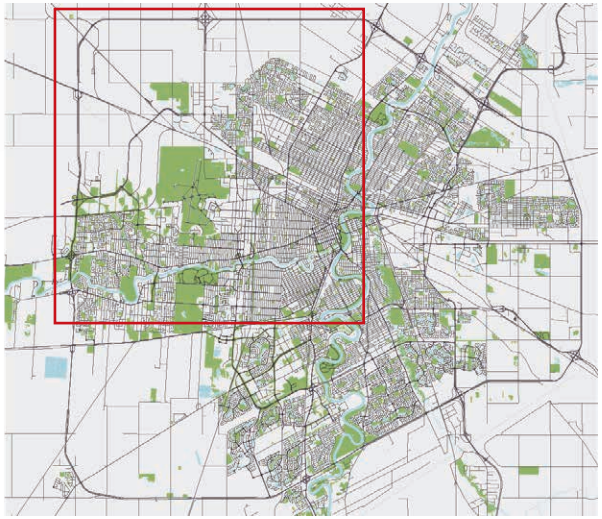
LOCATION AERIAL


CENTREPORT CANADA
CN RAIL LINE
CP RAIL LINE
CP RAIL LINE
Industrial Manufacturing & Logistics
CentrePort Canada Rail Park
Strategic Development
Future Residential
CENTREPORT CANADA WAY
INKSTER BOULEVARD
SITE
BROOKPORT BUS. PK
BROOKSIDE BUS. PK.
NORTH INKSTER IND.
INKSBROOK IND. PK.
NORTHWEST BUS. PK.
INKSTER IND. PK.
OAK POINT IND.
BROOKSIDE IND. PK.
WESTON SHOPS
OMAND'S CREEK IND.
ST. JAMES IND.
MURRAY IND.
RRC POLYTECH
WINNIPEG RICHARDSON INTERNATIONAL AIRPORT
POLO PARK

NORTHWEST WINNIPEG OVERVIEW AERIAL

INKSTER INDUSTRIAL PARK

- 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 Industrial Park offers excellent access to critical transportation routes including Winnipeg's 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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