

~ Second Floor Offices with Limited Trailer Parking ~



**FOR SUBLEASE**

# 10 Hutchings Street

**WINNIPEG, MB**

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Services provided by Eric A. Ott Personal Real Estate Corporation

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**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

[capitalgrp.ca](http://capitalgrp.ca)

# Property Details

|                       |   |
|-----------------------|---|
| HEADLEASE EXPIRY DATE | April 30, 2027  |
| AREA AVAILABLE (+/-)  | 5,493 sq. ft.   |
| GROSS RENTAL RATE     | \$10.00 per sq. ft.   |
| TRAILER PARKING       | \$1,800 monthly for (10) non-electrified trailer parking spaces |

## HIGHLIGHTS

- 5,493 sq. ft. of second floor offices
- (10) non-electrified trailer parking spaces in fenced compound
- Strategically located in Inkster Industrial Park
- Headlease expires April 30, 2027

## FLOOR PLAN



## SHARED COMPOUND



# Exterior Photos



# Interior Photos



# Location Aerial



# CENTREPORT CANADA

CN RAIL LINE

CP RAIL LINE

Industrial Manufacturing & Logistics

CentrePort Canada Rail Park

Strategic Development

Future Residential

CP RAIL LINE

**MURRAY IND.**  
BOEING  
WINPAK  
NORTH WEST

**BROOKPORT BUS. PK.**  
MATRIX TRANSPORT  
LONGVIEW LOGISTICS  
Photo Merit  
PACIFIC INDUSTRIAL PARK

**BROOKSIDE BUS. PK.**  
United Rentals  
Kaycan  
The Heltons  
Fairview  
E·B·D  
Entrepreneur Press  
THE ROSEDALE GROUP  
KALTIRE  
FedEx  
Oil Mart  
EASTSIDE HEAVY TRUCK  
Comet  
Mobil 1  
QuikX Transportation  
TRANSX  
BELL

**BROOKSIDE IND. PK.**  
FREIGHTLINER  
ROSENAU TRANSPORT ETS  
MAJOR Drilling  
COSENTINO  
Inaltuform  
IPEX  
NJJI

RRC POLYTECH

WINNIPEG RICHARDSON INTERNATIONAL AIRPORT

**NORTH INKSTER IND.**  
KINDERSLEY  
EDGE  
PENNER INTERNATIONAL  
MONTAUDO TRANSPORT  
TFI INTERNATIONAL

**INKSBROOK IND. PK.**  
SIH  
FGI  
DASH POS  
TEXCAN  
Fountain Tire  
staples  
Sameday WORLDWIDE

**NORTHWEST BUS. PK.**  
MCKESSON  
UPS

**INKSTER IND. PK.**  
Photo Merit  
RICHMOND  
NATIONAL HEALTH EQUIPMENT  
CANADA GOOSE  
Tim Heltons  
Sobey  
amazon  
PROSOL  
BROCKWHITE

INKSTER BOULEVARD

**OAK POINT IND.**  
Erb  
SANDIA CARTAGE  
Ocean TRUCKS  
MASSIM  
DARUCWINE  
MAYHEW

**SITE**

**WESTON SHOPS**  
MJ  
alcraft  
CP

**OMAND'S CREEK IND.**  
ASL Distribution Services  
Cardinal Health  
Lumi-Jet  
MATRIX TRANSPORT  
Veritiv  
northern  
Core-Mark

**ST. JAMES IND.**  
NAPA  
Bison  
Costco  
CertainTeed  
Russett Metals  
StandardAero  
EMCO CORPORATION  
MAGELLAN

Pp POLO PARK

# Drive Time Analysis



RICHARDSON INTL. AIRPORT

**14 minutes**



PORTAGE & MAIN

**10 minutes**



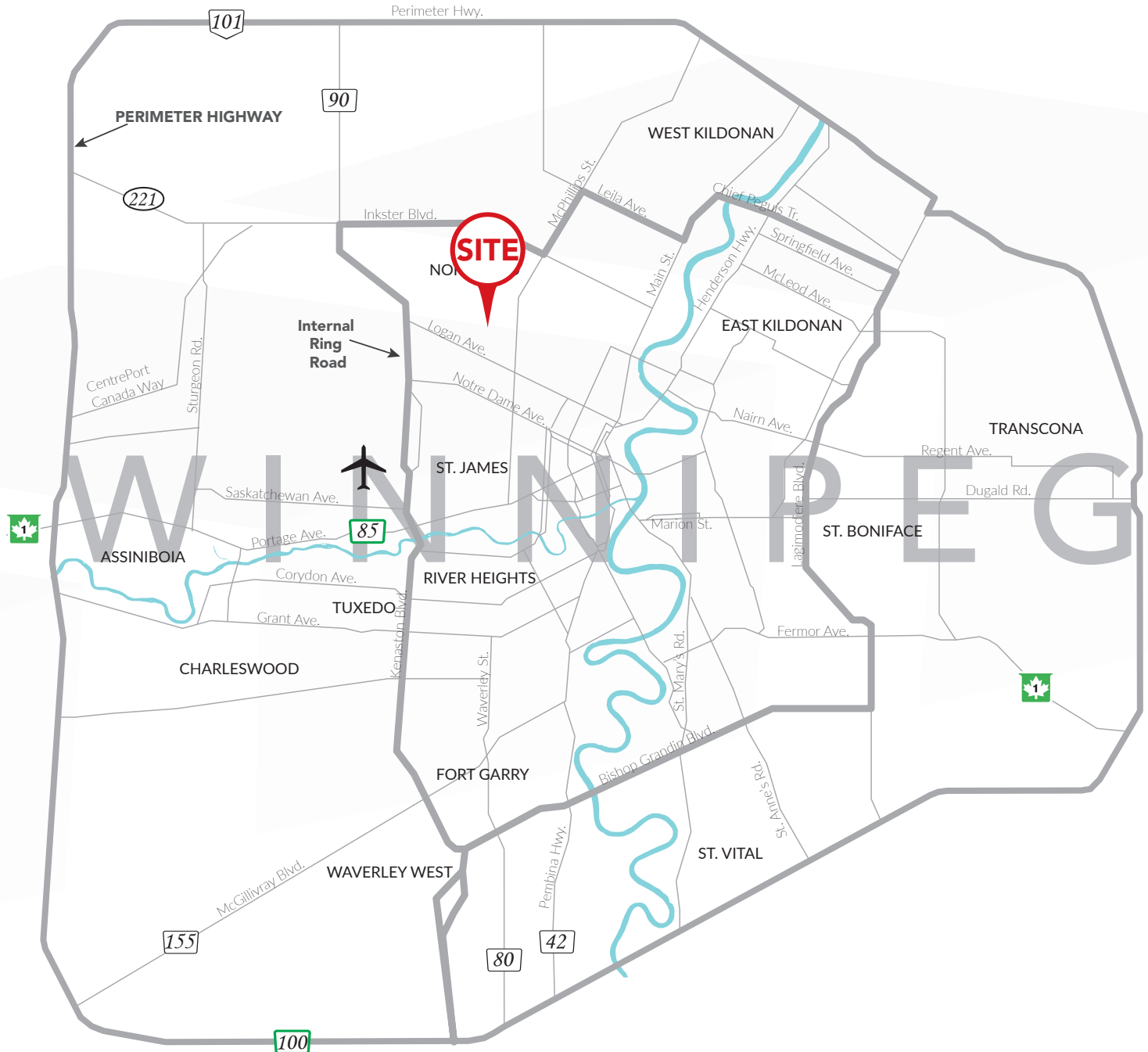
POLO PARK SHOPPING CENTRE

**12 minutes**



PERIMETER HIGHWAY

**10 minutes**





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## Contact

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