WAREHOUSE SPACE FOR LEASE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

214 DE BAETS STREET

WINNIPEG, MB

LUKE PAULSEN, Vice President, Sales & Leasing
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Services provided by Luke Paulsen Personal Real Estate Corporation

PROPERTY DETAILS

BUILDING AREA (+/-)	39,808 sq. ft.
AREA AVAILABLE (+/-)	5,600-18,815 sq. ft. *(Unit 5: 5,600 sq. ft.; Units 6-8: 13,215 sq. ft.)*
NET RENTAL RATE	$10.50 per sq. ft.
ADDITIONAL RENT	$6.09 per sq. ft.
LOADING	4 Dock (8′ x 10′) & 1 Grade level door (14′ x 12′)
CLEAR HEIGHT (+/-)	20′
SPRINKLER	Fully Sprinklered
ELECTRICAL	Unit 5: 200 amp, 3 phase 4 wire Units 6-8: 200 amp, 3 phase 4 wire
ZONING	M2 Industrial
AVAILABILITY	January 1, 2027 (Can be made available as early as July, 2026)

PROPERTY HIGHLIGHTS

- Located in St. Boniface Industrial Park, Winnipeg's second largest industrial park
- Easy access to major transportation routes, including Lagimodiere Boulevard, Dugald Road and Plessis Road
- Building signage available

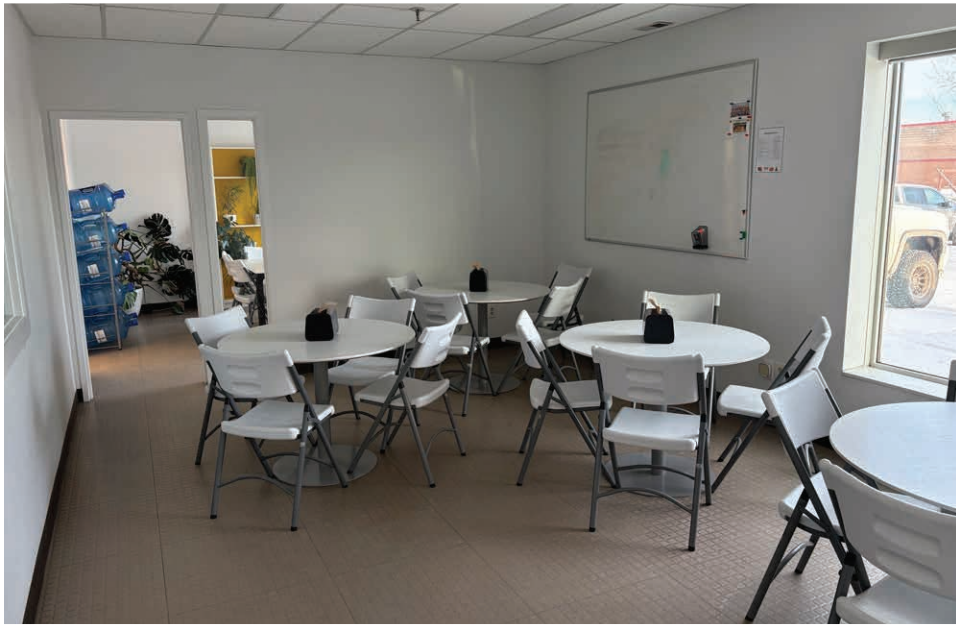
SITE AERIAL

SITE PLAN

DE BAETS STREET
N
Landscaped
Asphalt
1
2
3
4
5
6
7
8
LEASED
Units 5-8
18,815 sq. ft. (+/-)
Landscaped
Unit 5
5,600 sq. ft. (+/-)
Units 6-8
13,215 sq. ft. (+/-)
Asphalt

FLOOR PLAN

INTERIOR PHOTOGRAPHS

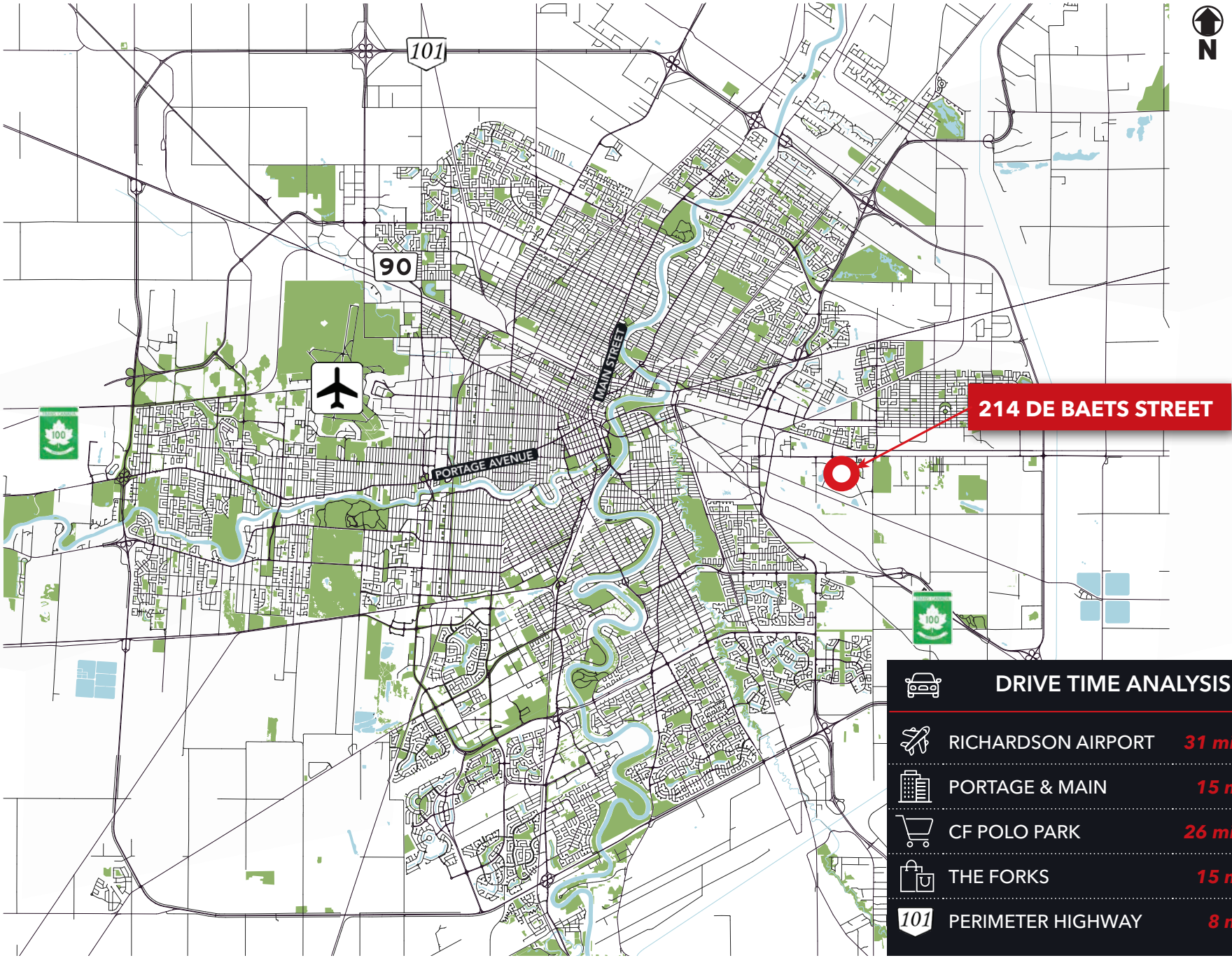


ST. BONIFACE INDUSTRIAL PARK

St. Boniface Industrial Park is Winnipeg's second largest industrial park, measuring over 700 acres. The Park is strategically located near major transportation routes, including Lagimodiere Boulevard, Dugald Road and Plessis Road. These routes provide easy, quick access to the Perimeter Hwy., Trans-Canada Hwy., and Downtown Winnipeg. The Park is fully serviced by public transportation and extensive nearby retail amenities. Residential density and a diversified workforce is strong, with existing adjacent residential neighbourhoods and new development currently under construction.

Winnipeg's main internal arteries provide immediate access to key regional and national transportation routes, including Trans Canada Highway that runs across Canada from east to west, the Perimeter Highway which allows ease of access around the City as well as Highways 75 and 59, which run south into the U.S. Winnipeg also acts as a gateway to Northern Manitoba via Highways 7, 8, and 9.

LOCATION OVERVIEW



DRIVE TIME ANALYSIS

RICHARDSON AIRPORT	*31 min. / 15.7 km*
PORTAGE & MAIN	*15 min. / 8.3 km*
CF POLO PARK	*26 min. / 13.6 km*
THE FORKS	*15 min. / 8.0 km*
PERIMETER HIGHWAY	*8 min. / 6.7 km*

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