

WAREHOUSE SPACE FOR LEASE IN NORTHEAST WINNIPEG



# 170 FURNITURE PARK

WINNIPEG, MB



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# FURNITURE PARK

Furniture Park is a privately held industrial park, in northeast Winnipeg. The Park is fully-serviced by public transportation and nearby retail amenities, including a Tim Hortons immediately outside the east park gate. The site is accessed through two is secured, gated entrances on both the east and west side of the Park. Within the gated complex is a green space area for tenant use. The site is surrounded by densely populated residential neighbourhoods consisting of a diversified workforce. Additional new development in the adjacent residential neighbourhoods is currently under construction.

Furniture Park is strategically located near major transportation routes, including Lagimodière Boulevard, Henderson Highway, and Chief Peguis Trail. Winnipeg's main internal arteries provide immediate access to key regional and national transportation routes, including the TransCanada 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.

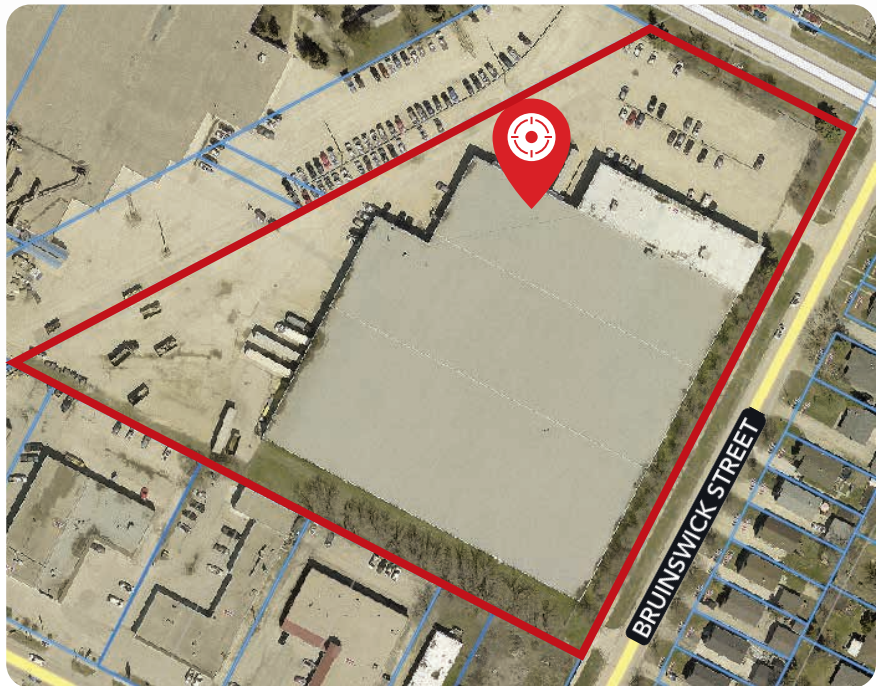


# PROPERTY DETAILS

<b>BUILDING AREA (+/-)</b>	2nd Floor Office:	9,019 sq. ft.
	2nd Floor Office Tower:	617 sq. ft.
	1st Floor Office:	8,933 sq. ft.
	Warehouse:	119,468 sq. ft.
	Total:	138,037 sq. ft.
<b>AREA AVAILABLE (+/-)</b>	138,037 sq. ft.	
<b>NET RENTAL RATE</b>	\$9.50 per sq. ft.	
<b>ADDITIONAL RENT</b>	\$4.25 per sq. ft. (est. 2026)	
<b>LOADING</b>	(8) Dock; (1) Grade	
<b>ZONING</b>	M2 - Manufacturing - General	
<b>CLEAR HEIGHT (+/-)</b>	18' - 22'	
<b>COLUMN SPACING (+/-)</b>	60' x 25'	
<b>ELECTRICAL</b>	2,000 amps, 600 volt, 3 phase	
<b>YEAR BUILT</b>	1979, 1987	
<b>PROPERTY TAXES</b>	\$255,390.55	
<b>INTERNET</b>	Fibre available	
<b>AVAILABILITY</b>	TBD	

## **PROPERTY HIGHLIGHTS**

- On-site maintenance staff
- Utilities included in Additional Rent Estimate (dependent on tenant usage)
- Includes a hydronic heating system and high density sprinklers
- Well suited for manufacturing operations

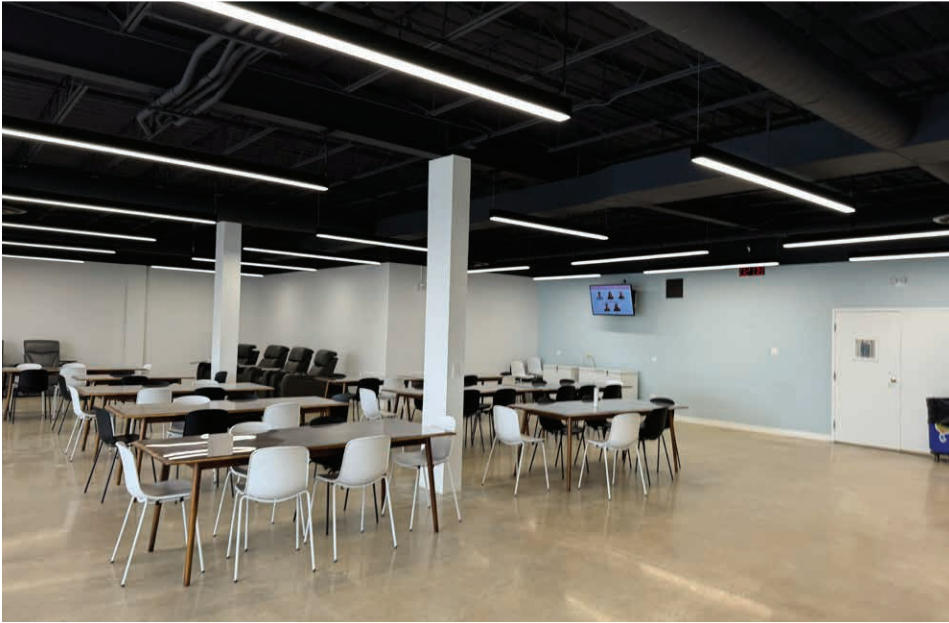


# EXTERIOR PHOTOGRAPHS



# INTERIOR PHOTOGRAPHS

## OFFICE



# INTERIOR PHOTOGRAPHS

## OFFICE



# INTERIOR PHOTOGRAPHS

## WAREHOUSE

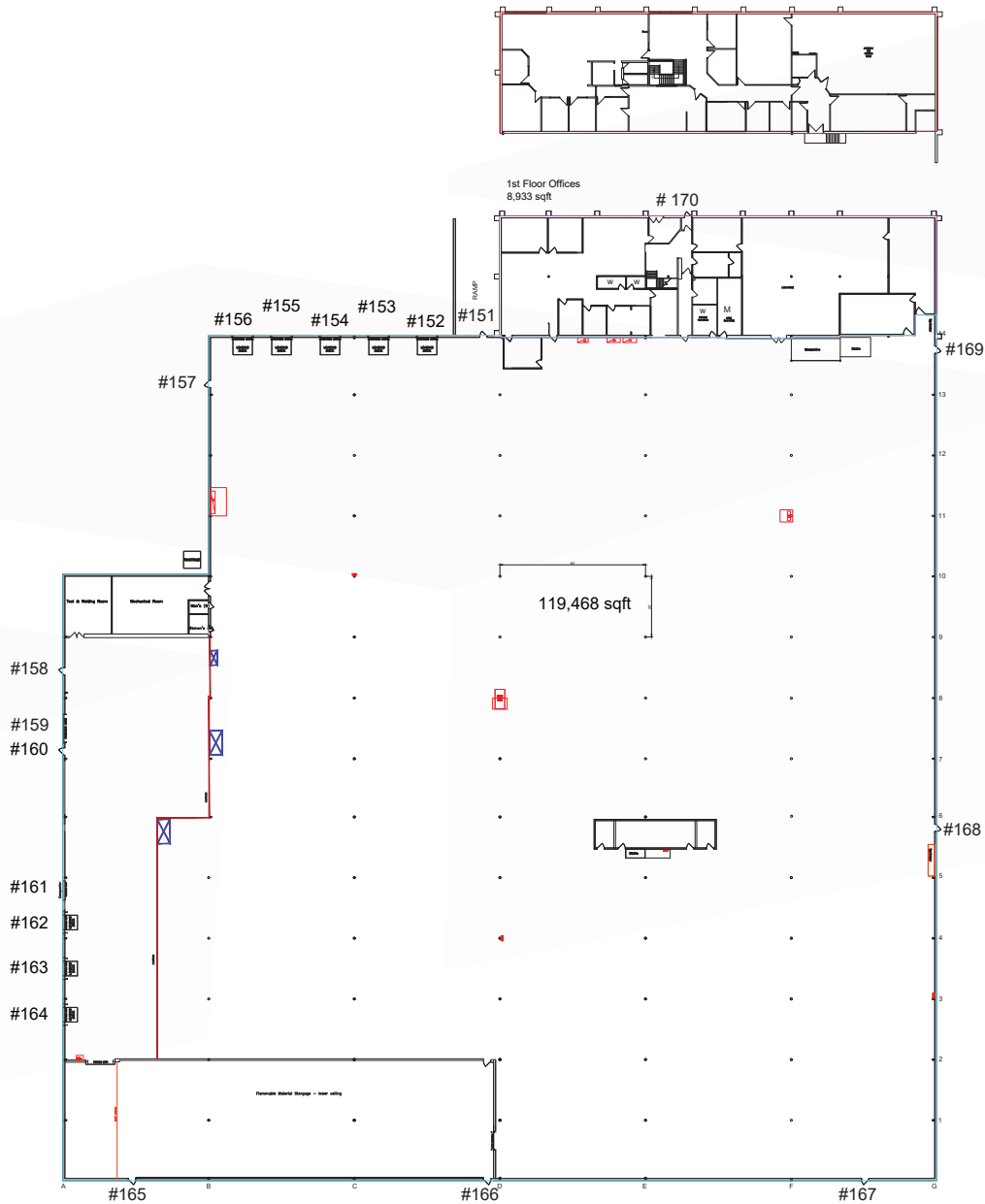


# INTERIOR PHOTOGRAPHS

## WAREHOUSE



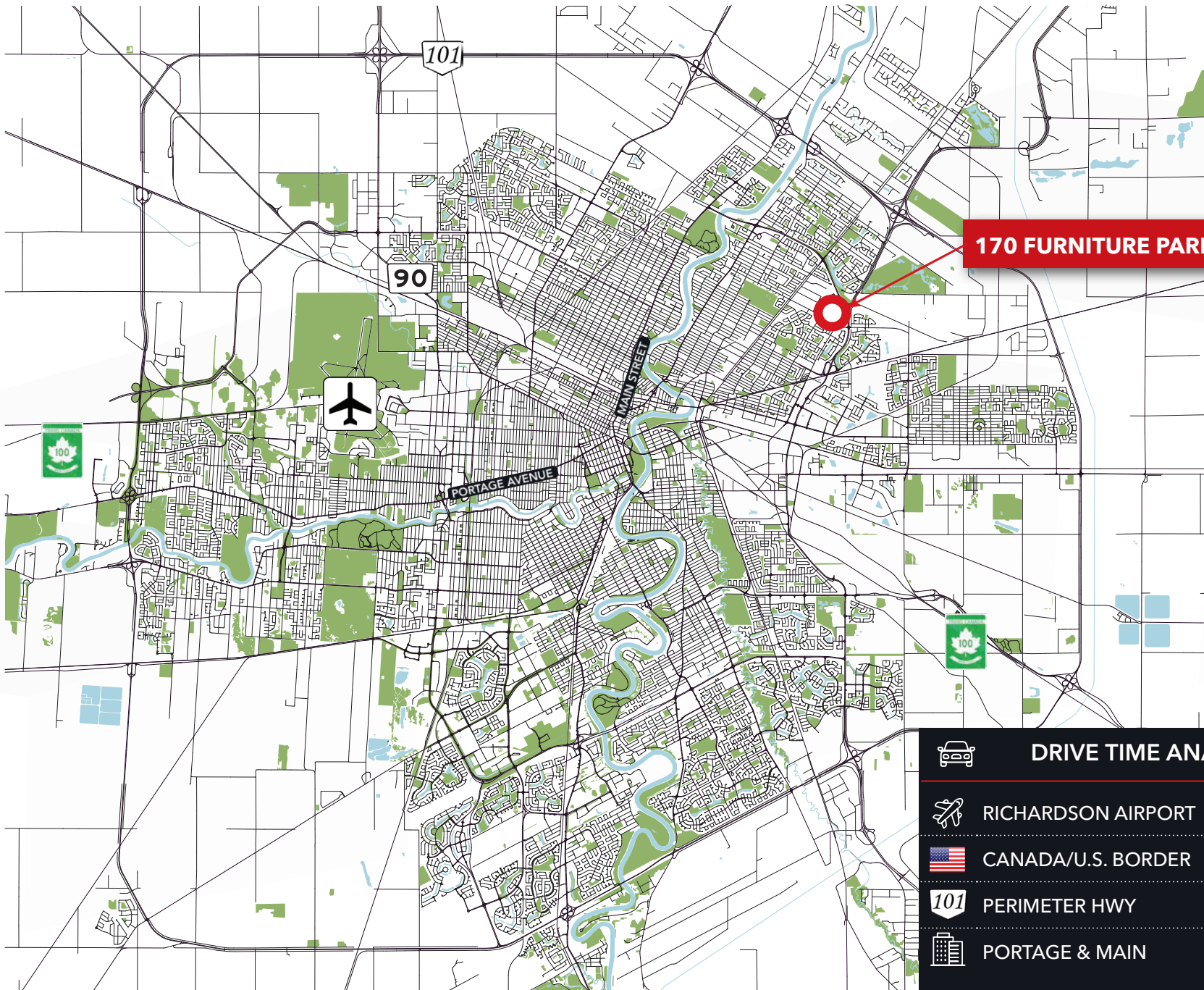
# FLOOR PLAN



# LOCATION OVERVIEW



# LOCATION OVERVIEW



**170 FURNITURE PARK**



## DRIVE TIME ANALYSIS



RICHARDSON AIRPORT **28 min. / 15.4 km**



CANADA/U.S. BORDER **90 min. / 118 km**



PERIMETER HWY **8 min. / 6.2 km**



PORTAGE & MAIN **16 min. / 7.9 km**

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## Contact

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