

OFFICE/WAREHOUSE SPACE FOR LEASE



70-90 LEXINGTON PARK

WINNIPEG, MB



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PROPERTY OVERVIEW

PROPERTY DETAILS

BUILDING AREA (+/-)	70 Lexington:	130,950 sq. ft.
	90 Lexington:	118,364 sq. ft.
	Total:	249,314 sq. ft.

ZONING M1 - Manufacturing - Light

YEAR BUILT 70 Lexington: 2000
90 Lexington: 1998

COLUMN SPACING (+/-) 50' x 25'

PROPERTY HIGHLIGHTS

- On-site maintenance staff
- Utilities included in additional rent estimate (dependent on tenant usage)
- Ideal configuration for manufacturing or warehouse use
- Excess land for parking and outdoor compound



PROPERTY DETAILS

70 LEXINGTON

BUILDING AREA (+/-)	Office Space Mezzanine:	23,700 sq. ft.
	Office Space Mezzanine Plus:	3,000 sq. ft.
	Office Ground Floor:	24,500 sq. ft.
	Plant Area:	80,000 sq. ft.
	Total:	130,950 sq. ft.
NET RENTAL RATE	\$9.50 per sq. ft.	
ADDITIONAL RENT	\$4.25 per sq. ft. (2026)	
LOADING	(6) Dock; (1) Grade	
ZONING	M1 - Manufacturing - Light	
CLEAR HEIGHT (+/-)	26'	
COLUMN SPACING (+/-)	50' x 25'	
ELECTRICAL	600 Volt, 3 phase power	
YEAR BUILT	2000	
PROPERTY TAXES	\$480,809.24	
INTERNET	Fibre available	

PROPERTY HIGHLIGHTS

- On-site maintenance staff
- Utilities included in additional rent estimate (dependent on tenant usage)
- Ideal configuration for manufacturing or warehouse use
- Excess land for parking and outdoor compound



PROPERTY DETAILS

90 LEXINGTON

BUILDING AREA (+/-)	Office Space Mezzanine:	13,938 sq. ft.
	Plant Area:	104,426 sq. ft.
	Total:	118,364 sq. ft.
NET RENTAL RATE	\$9.50 per sq. ft.	
ADDITIONAL RENT	\$4.25 per sq. ft. (2026)	
LOADING	(9) Dock	
ZONING	M1 - Manufacturing - Light	
CLEAR HEIGHT (+/-)	23'	
COLUMN SPACING (+/-)	50' x 25'	
ELECTRICAL	600 Volt, 3 phase power	
YEAR BUILT	1998	
PROPERTY TAXES	\$480,809.24	
INTERNET	Fibre available	

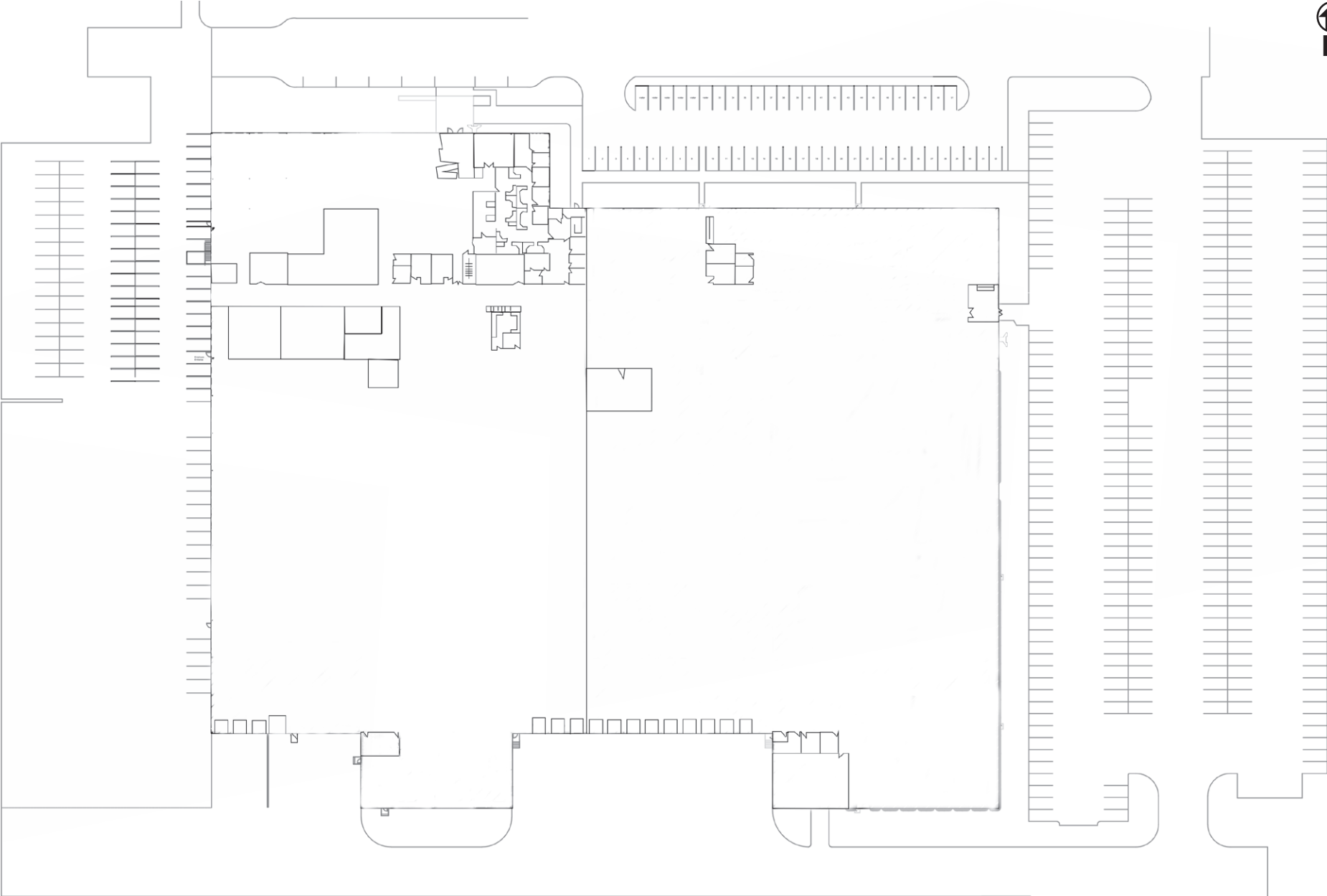
PROPERTY HIGHLIGHTS

- On-site maintenance staff
- Utilities included in additional rent estimate (dependent on tenant usage)
- Ideal configuration for manufacturing or warehouse use
- Excess land for parking and outdoor compound
- 13,938 sq. ft. (+/-) of mezzanine is fully developed as office space



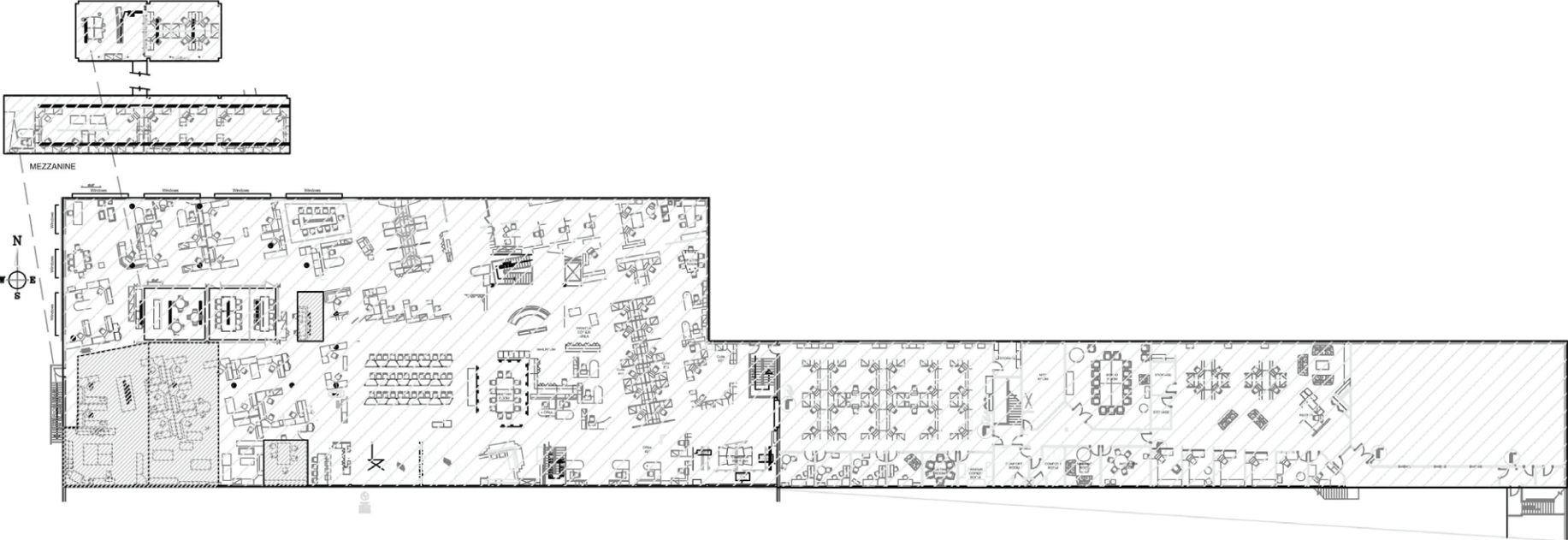
FLOOR PLAN

MAIN FLOOR



FLOOR PLAN

SECOND FLOOR

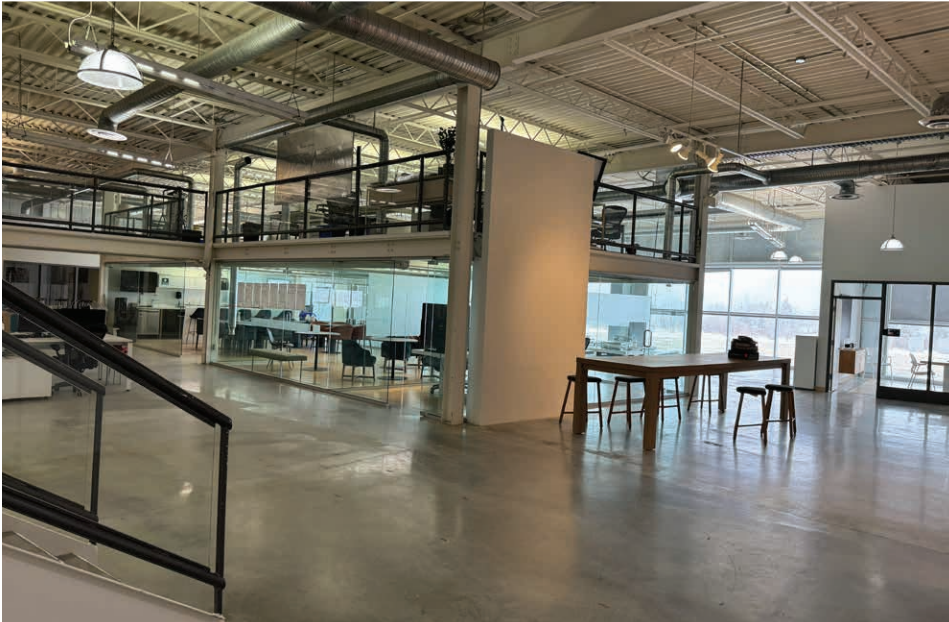


EXTERIOR PHOTOGRAPHS



INTERIOR PHOTOGRAPHS

OFFICE



INTERIOR PHOTOGRAPHS

WAREHOUSE



INTERIOR PHOTOGRAPHS

WAREHOUSE



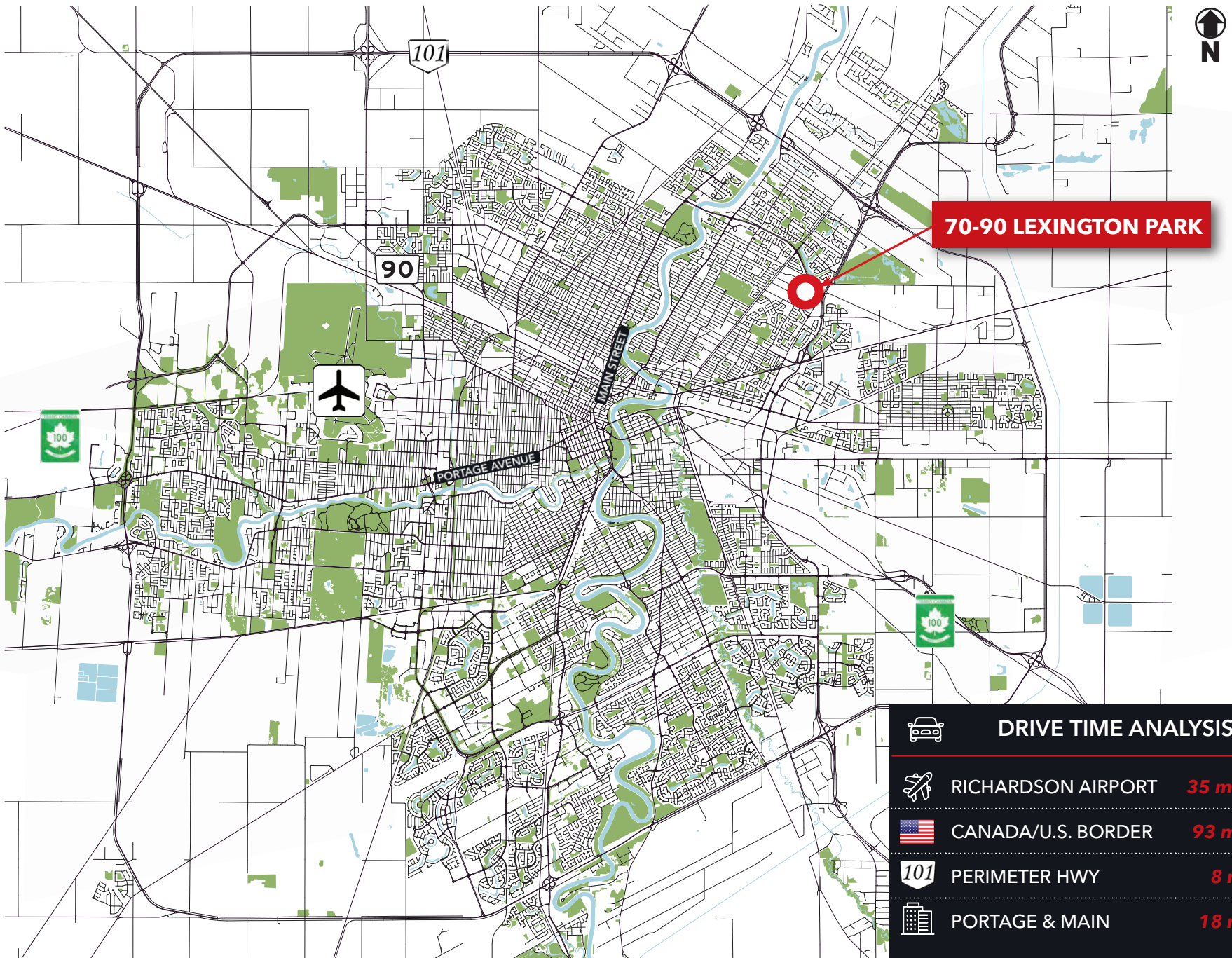
SITE AERIAL



LOCATION OVERVIEW



LOCATION OVERVIEW



Contact

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