

INDUSTRIAL SPACE FOR LEASE



# 47-73 AIRPORT ROAD

WINNIPEG, MB



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*Services provided by Eric. A. Ott Personal Real Estate Corporation*

# PROPERTY DETAILS

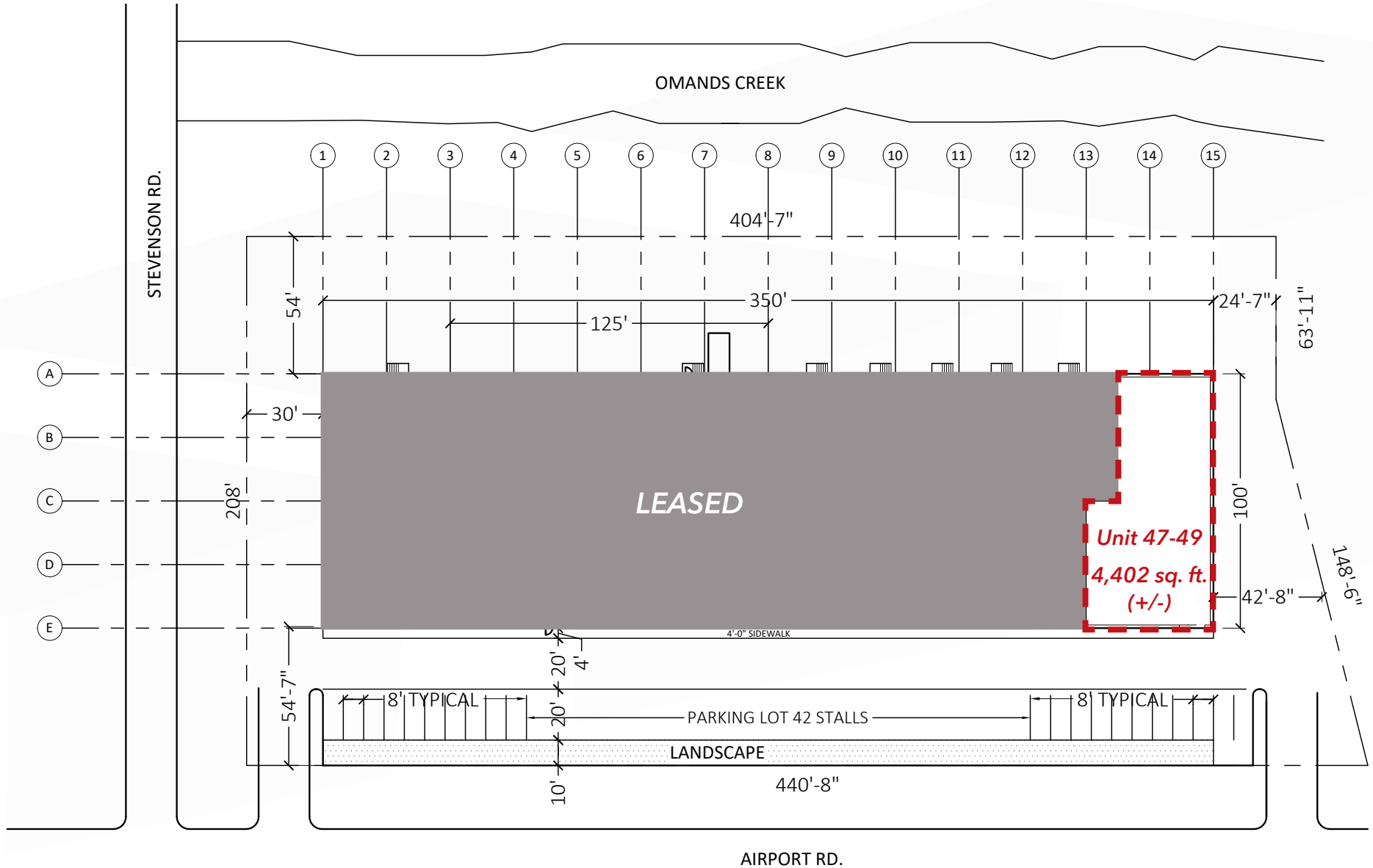
<b>BUILDING AREA (+/-)</b>	35,000 sq. ft.
<b>AREA AVAILABLE (+/-)</b>	Unit 47-49: 4,402 sq. ft.
<b>NET RENTAL RATE</b>	\$10.95 per sq. ft.
<b>ADDITIONAL RENT</b>	\$6.18 per sq. ft. <i>(plus 5% mgmt. fee on gross rent)</i>
<b>LOADING</b>	(1) Dock 8' x 10'; (1) Grade 14' x 12'
<b>ZONING</b>	M2 Industrial
<b>CEILING HEIGHT (+/-)</b>	14' 6"
<b>ELECTRICAL</b>	3 phase power
<b>AVAILABILITY</b>	Immediately

## PROPERTY HIGHLIGHTS

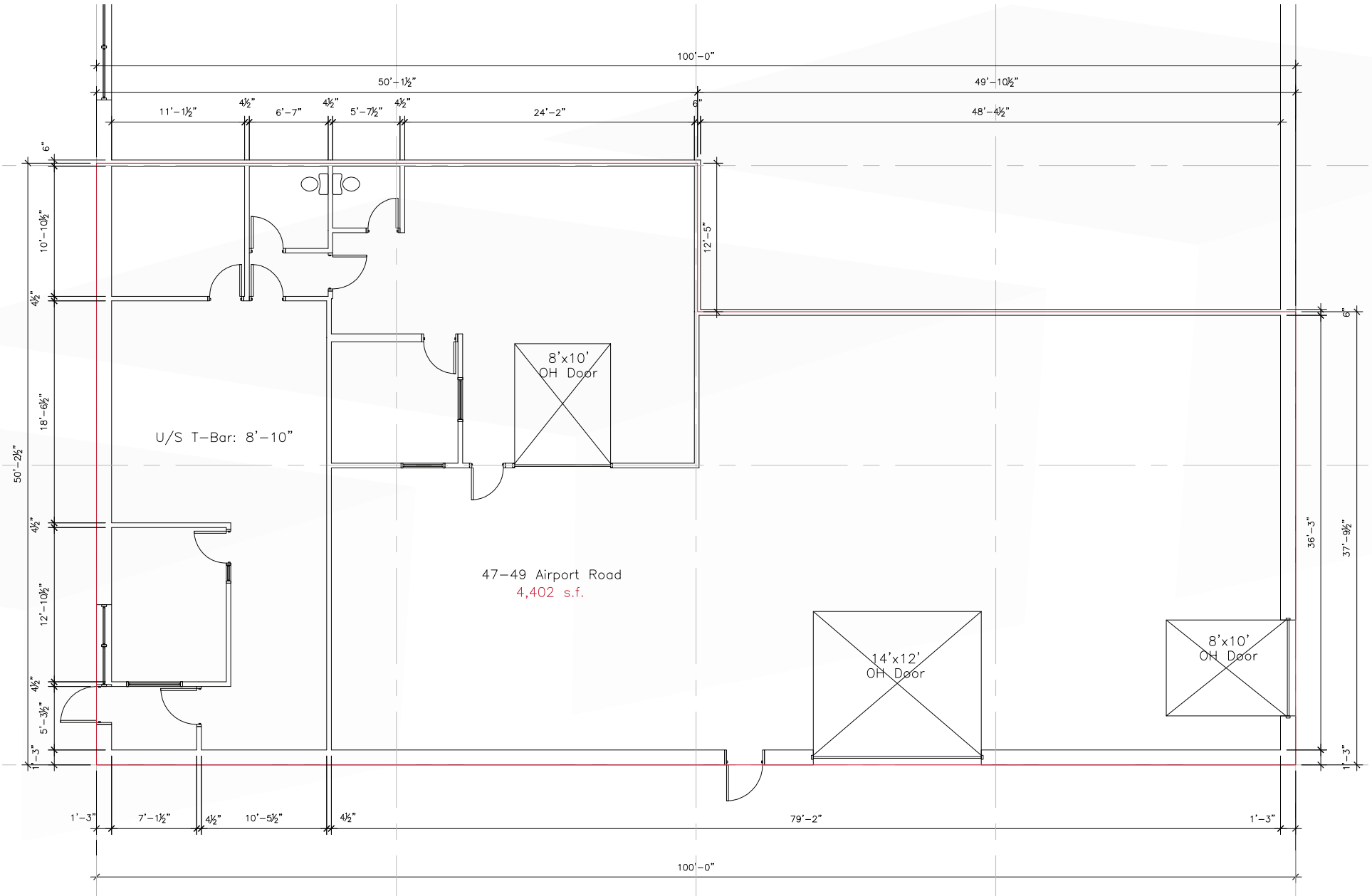
- Industrial space in close proximity to the James Armstrong International Airport and all of the retail amenities of the Polo Park Retail Node
- Easy access to major transit routes
- On-site parking
- Developed office space



# SITE PLAN



# FLOOR PLAN

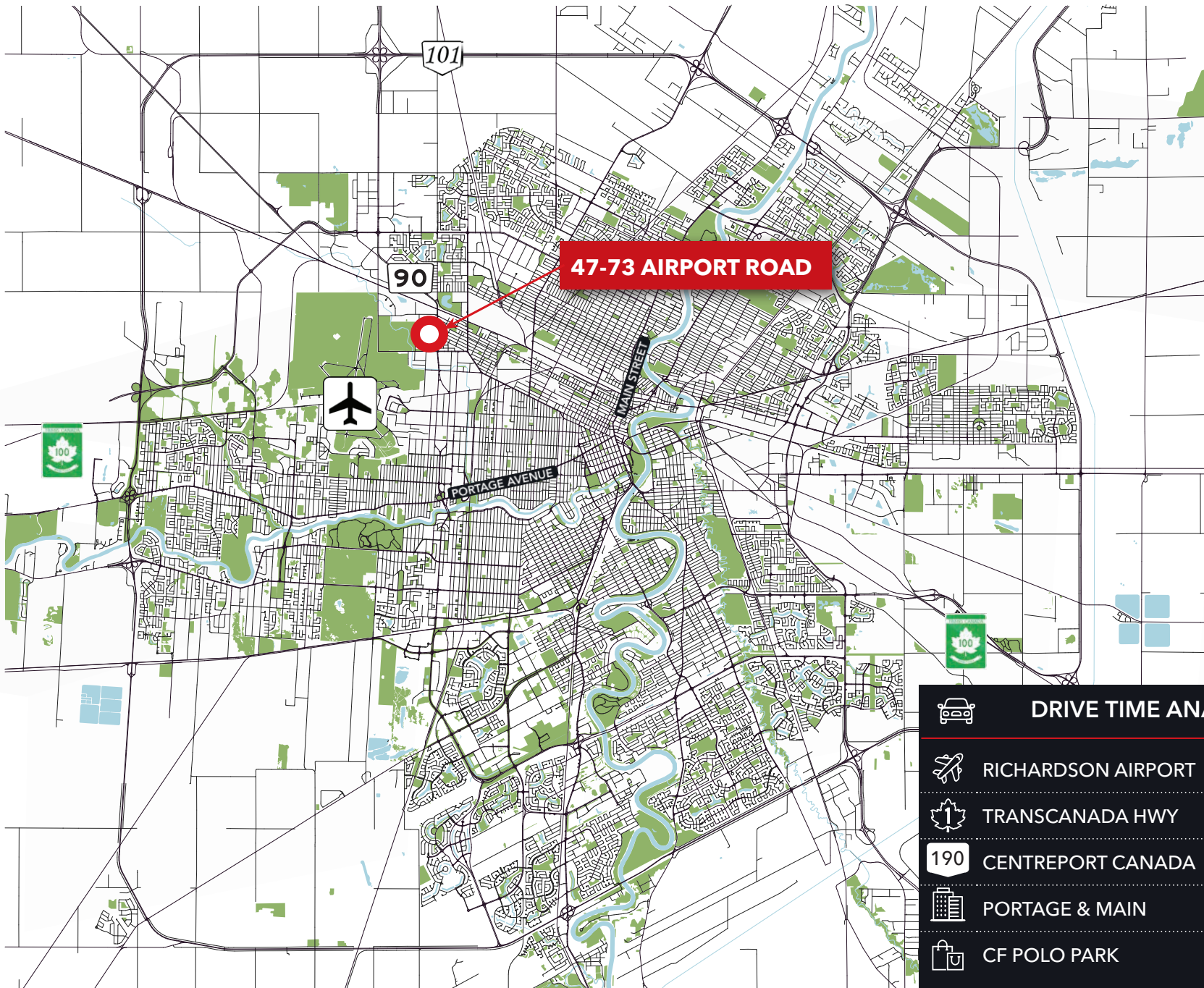








# INTERIOR PHOTOGRAPHS





# LOCATION OVERVIEW



	DRIVE TIME ANALYSIS	
	RICHARDSON AIRPORT	6 min. / 3.2 km
	TRANSCANADA HWY	12 min. / 5.9 km
	CENTREPORT CANADA	7 min. / 4.8 km
	PORTAGE & MAIN	20 min. / 7.3 km
	CF POLO PARK	10 min. / 5.1 km



COMMERCIAL REAL ESTATE  
SERVICES INC.

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## Contact

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