INDUSTRIAL PROPERTY FOR SALE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

1980 Springfield Road

RM OF SPRINGFIELD, MB

The Offering

Capital Commercial Real Estate Services is pleased to present 1980 Springfield Road, a well-located industrial property in the RM of Springfield offering a functional facility on a large, low-site-coverage parcel. The 8% site coverage ratio provides significant excess land, supporting future expansion, additional parking, or outdoor storage. Constructed more recently than many comparable facilities in the Winnipeg market, the building also benefits from upgraded HVAC systems and enhanced power capacity, making it well-suited for manufacturing and processing operations. The Property is strategically located just east of Winnipeg with easy access to the Perimeter Highway.

SALE PRICE

$18,540,000

INVESTMENT HIGHLIGHTS

- High-quality production/distribution facility
- Low site coverage ratio allowing for sale of land or expansion
- Available well below potential replacement cost
- Existing dust-collection system in place
- Well-located outside of the city of Winnipeg but in close proximity to Lagimodiere Boulevard
- 24’ clear ceiling height throughout warehouse

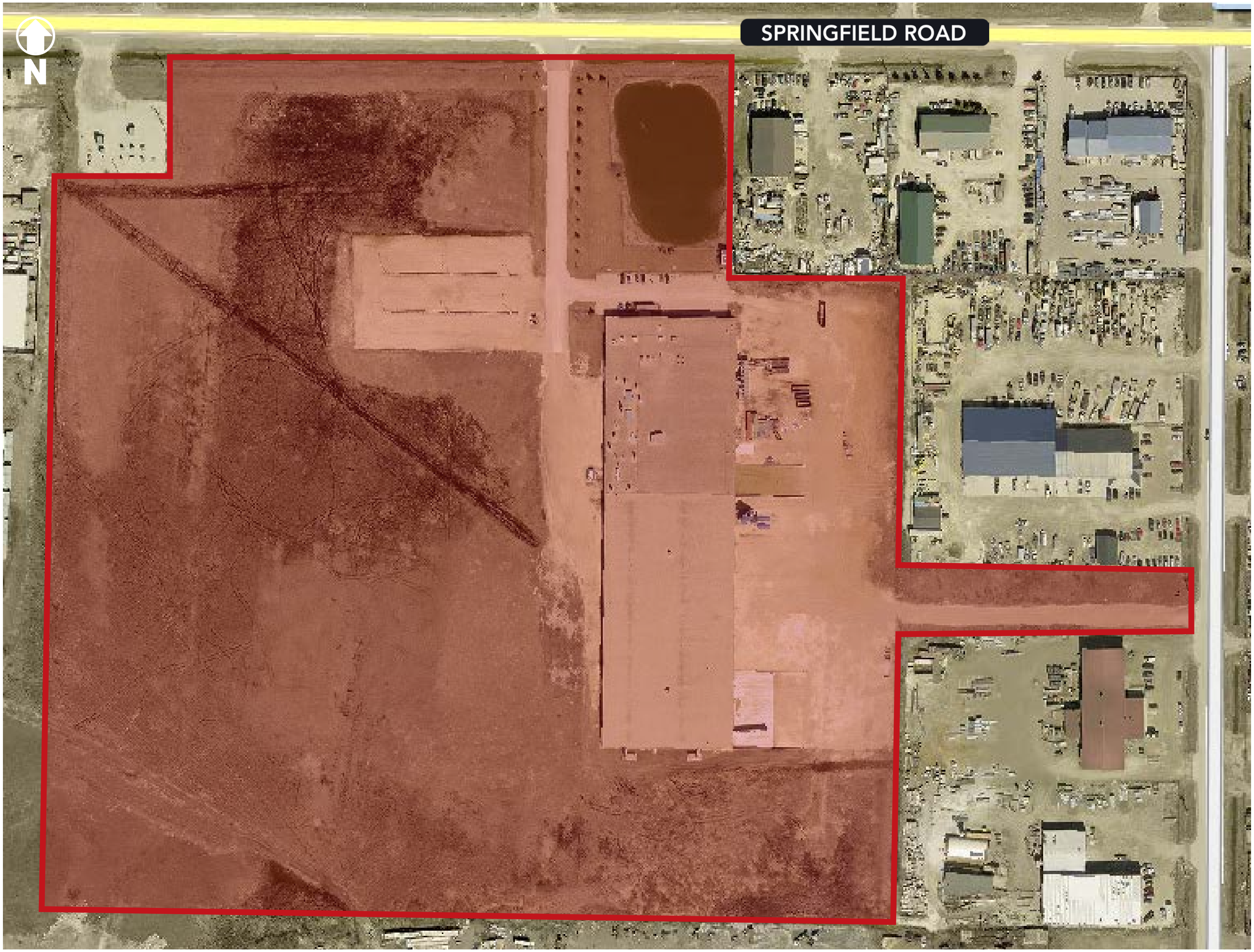
PROPERTY DETAILS

CIVIC ADDRESS	1980 Springfield Road, RM of Springfield (the “Property”)
LEGAL DESCRIPTION	PARCEL “B” PLAN 59236 WLTO IN NE 1/4 17-11-4 EPM
ZONING	MG - Industrial General
SITE AREA	39.4 acres (+/-) (10.5 acres gravelled)
SITE COVERAGE RATIO	8.0%
FRONTAGE	880’ along Springfield Road
ACCESS	One point of access onto Springfield Road and one point of access onto Oxford Street West
PROPERTY TAXES	$210,474.39 (2025)

Building Specs

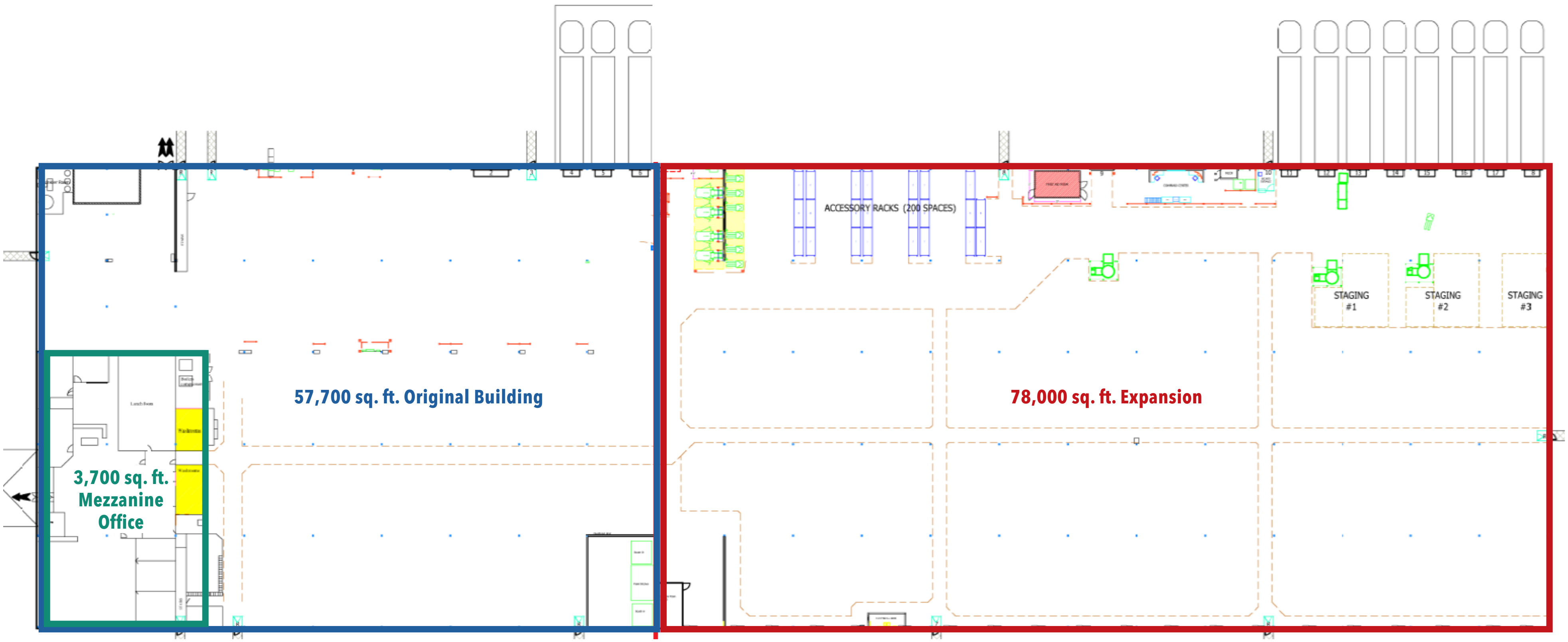
BUILDING AREA	Mezzanine: 3,700 sq. ft. (+/-) Main Floor: 132,000 sq. ft. (+/-) Total: 135,700 sq. ft. (+/-)
YEAR BUILT	2010 (57,700 sq. ft. original structure) 2015 (78,000 sq. ft. addition)
LOADING	2 grade-level doors 14' high x 16' wide 1 grade-level door 10' high x 8' wide 11 dock-level doors 10' high x 8' wide
CLEAR HEIGHT	24' 6" - 24'9"
EXTERIOR	Insulated Metal Panel
ELECTRICAL	2,000 amp, 347/600 volt, 3 phase
HVAC	Warehouse is heated by in floor heat using a tandem glycol gas fired boiler system. Office is heated and cooled by roof-top gas fired HVAC units
COLUMN SPACING	30' x 40'
FIRE SUPPRESSION	Fully sprinklered facility

Lot Aerial



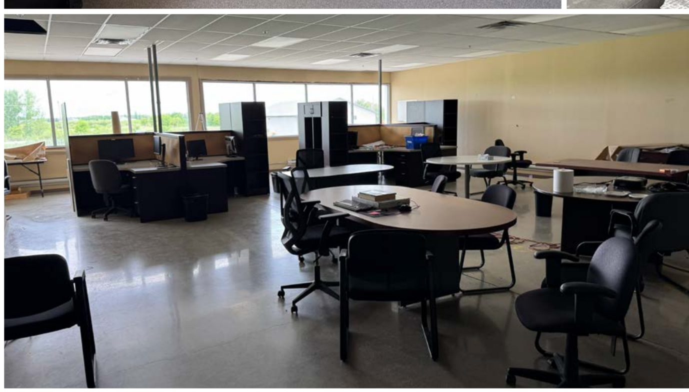
Site Aerial

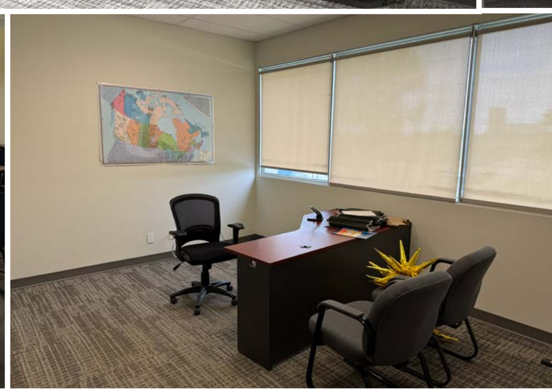
Floor Plan



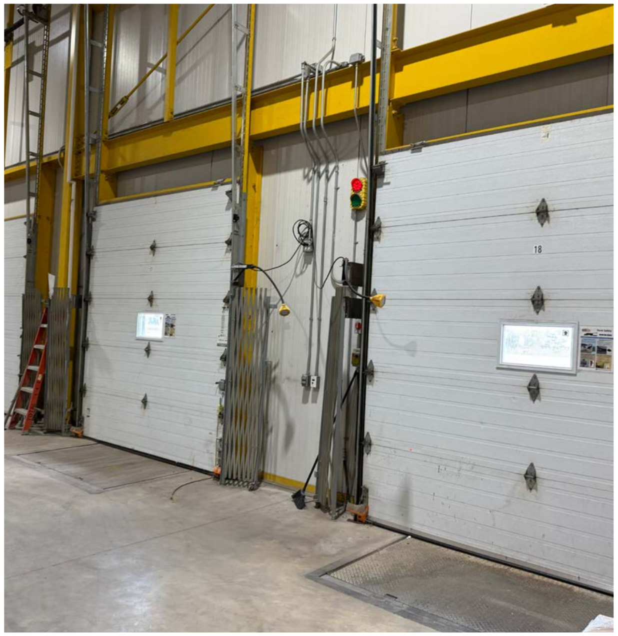
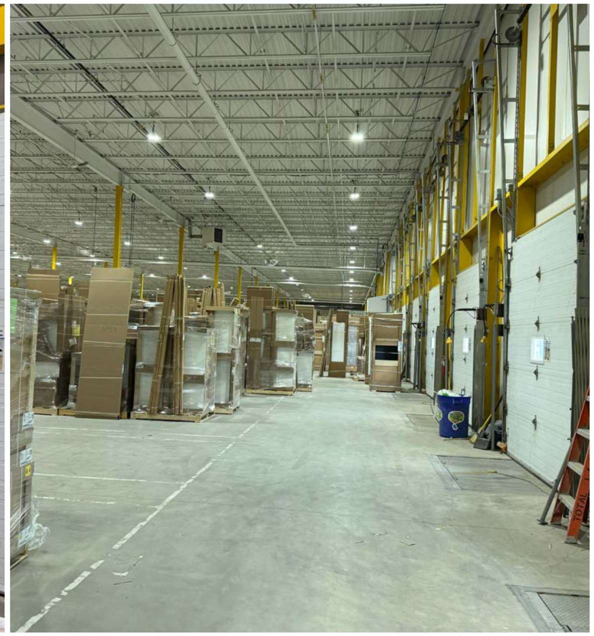
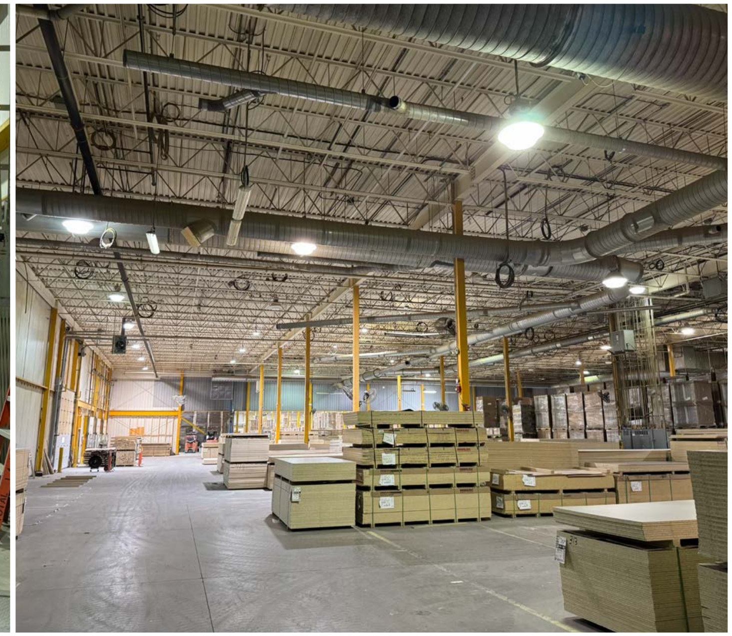
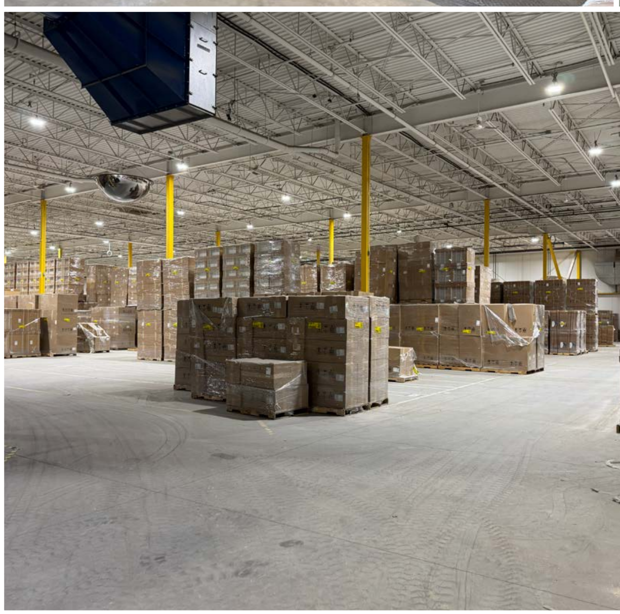
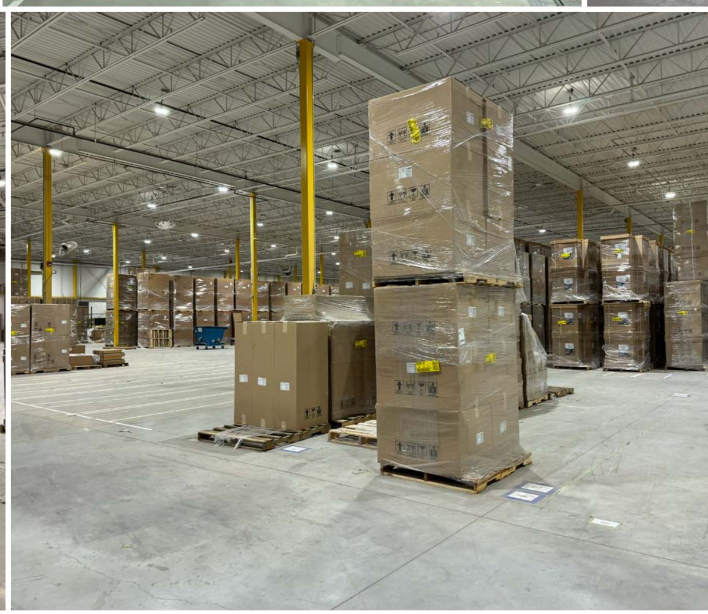
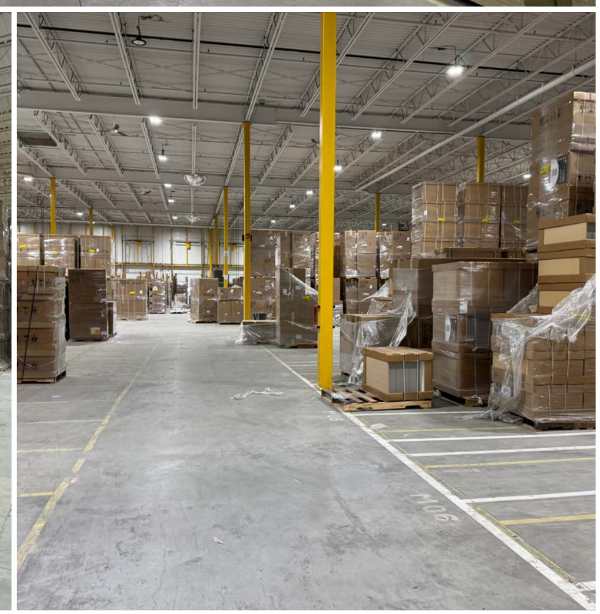
ACCESSORY RACKS (200 SPACES)
STAGING #1
STAGING #2
STAGING #3
57,700 sq. ft. Original Building
78,000 sq. ft. Expansion
3,700 sq. ft. Mezzanine Office

Interior Office Photographs





Interior Warehouse Photographs

Location Overview

DRIVE TIME ANALYSIS

PERIMETER HIGHWAY
4.4 km / 6 minutes

PORTAGE & MAIN
14.2 km / 29 minutes

CANADA / U.S. BORDER
124 km / 1.5 hours

MANITOBA / ONTARIO BORDER
156 km / 1.5 hours

TRANSCANADA HIGHWAY
4.4 km / 6 minutes

1980 Springfield Road is strategically located within the RM of Springfield, immediately east of Winnipeg. The Property benefits from direct connectivity to the City's eastern industrial nodes while maintaining proximity to major regional transportation infrastructure.

The location offers convenient access to key transportation routes, including the Perimeter Highway and Lagimodiere Boulevard, facilitating efficient distribution and connectivity to Winnipeg's primary industrial areas, CentrePort, and regional highway networks.

Springfield is a rapidly growing municipality positioned along key transportation corridors, supporting continued industrial and commercial expansion driven by its proximity to Winnipeg and strong regional accessibility.

Winnipeg Industrial Market *(Q1 2026)*

The Winnipeg industrial real estate market experienced a moderate increase in vacancy rates during the first quarter of 2026, rising from 4.2% in Q4 2025 to 4.5%, a 30-basis-point (bps) uptick. The northwest and southwest submarkets continue to report the highest vacancy levels at 6.9% and 8.5%, respectively, while sublet space comprises 2.6% of total vacancy. Despite the rise in vacancy, average asking net rents strengthened, climbing to $12.19 per sq. ft. from $12.00 per sq. ft. in the previous quarter, reflecting ongoing demand and positive rental momentum.

Absorption was negative this quarter, with -144,502 sq. ft. recorded, marking a shift from two quarters of positive absorption. Construction activity remains steady, with 351,316 sq. ft. underway and no new project completions in Q1. Notably, Move Mobility's 63,000 sq. ft. facility at 160 Wheatfield Way in CentrePort and 140,000 sq. ft. at 1455 Clarence Avenue are both on track for completion in Q2 2026. Additionally, Winnipeg Transit has launched construction of Oak Point Garage—a $200M, 259,000 sq. ft. facility designed to expand the city's bus fleet, scheduled for completion in 2027.

The recently announced Ports Manitoba Project is set to further boost industrial demand in Winnipeg and surrounding RM's by strengthening the province's transportation and logistics network. With CentrePort Canada, Winnipeg Airports Authority, and Arctic Gateway Group joining forces with government partners, the initiative will enhance connectivity between air, rail, and maritime assets. This integrated approach is expected to attract new investment, increase trade capacity, and make industrial properties more appealing to businesses seeking efficient access to global markets.

OUTLOOK

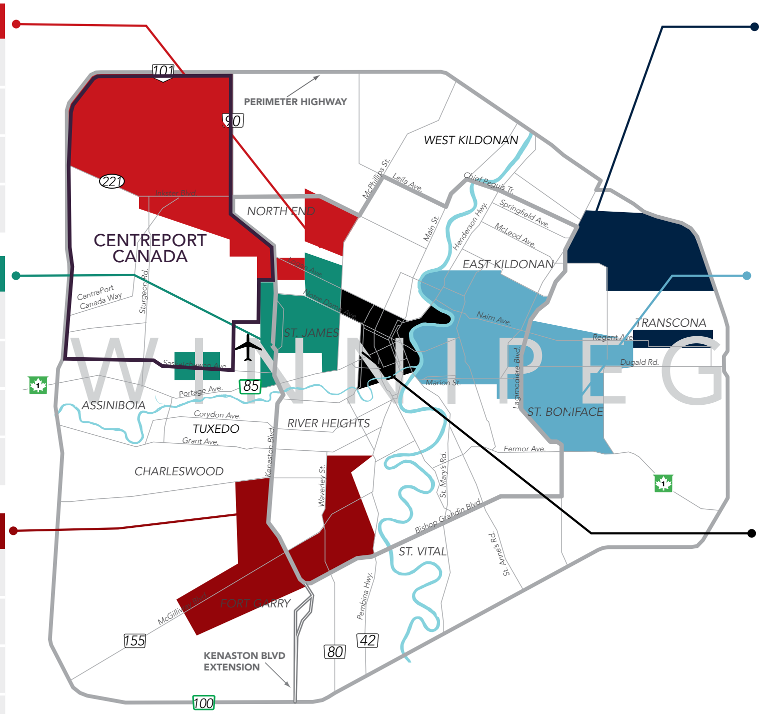
There has been a significant amount of industrial investment sales activity through the first quarter of 2026 with RFA putting 10 properties and 730,000 sq. ft. of their Winnipeg portfolio on the market. With a number of other large industrial investment listings expected to come to the market in Q2 2026, we expect it to be a very active year in Winnipeg's investment sales space.

TOTAL INVENTORY	82.4M (sq. ft.)
AVG. ASKING PRICE	$188.22 (per sq. ft.)
MARKET VACANCY	4.5%
AVG. ASKING NET RENT	$12.19 (per sq. ft.)
UNDER CONSTRUCTION	351,316 (sq. ft.)
ABSORPTION	-144,502 (sq. ft.)

NORTHWEST		
6.9%	vacancy rate	↘
$11.92	avg. net rent per sq. ft.	↗
$4.79	avg. addt'l rent psf	↘
140,412	sq. ft. of absorption	↗

WEST		
2.1%	vacancy rate	↗
$11.05	avg. net rent per sq. ft.	↗
$5.40	avg. addt'l rent psf	↘
-164,726	sq. ft. of absorption	↘

SOUTHWEST		
8.5%	vacancy rate	↔
$14.63	avg. net rent per sq. ft.	↘
$5.68	avg. addt'l rent psf	↘
1,067	sq. ft. of absorption	↘



NORTHEAST		
4.5%	vacancy rate	↗
$12.74	avg. net rent per sq. ft.	↗
$5.12	avg. addt'l rent psf	↗
-27,496	sq. ft. of absorption	↘

SOUTHEAST		
2.3%	vacancy rate	↗
$12.31	avg. net rent per sq. ft.	↗
$6.09	avg. addt'l rent psf	↗
-108,005	sq. ft. of absorption	↘

CENTRAL		
4.3%	vacancy rate	↗
$9.35	avg. net rent per sq. ft.	↘
$4.62	avg. addt'l rent psf	↗
14,246	sq. ft. of absorption	↗

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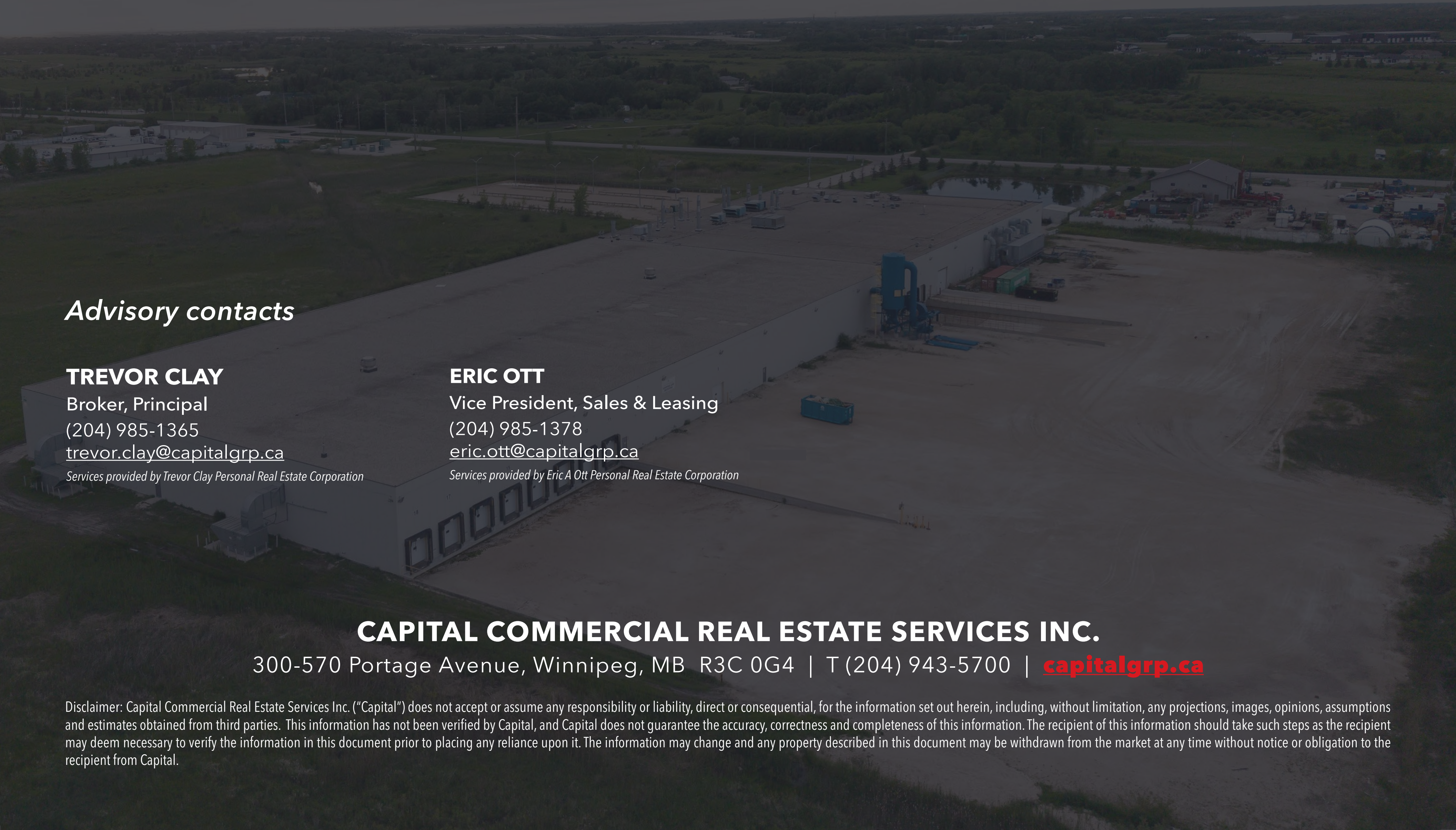

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