

FOR LEASE

40-80 Furniture Park

WINNIPEG, MB

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

~ High-Quality Warehouse Space in Northeast Winnipeg ~



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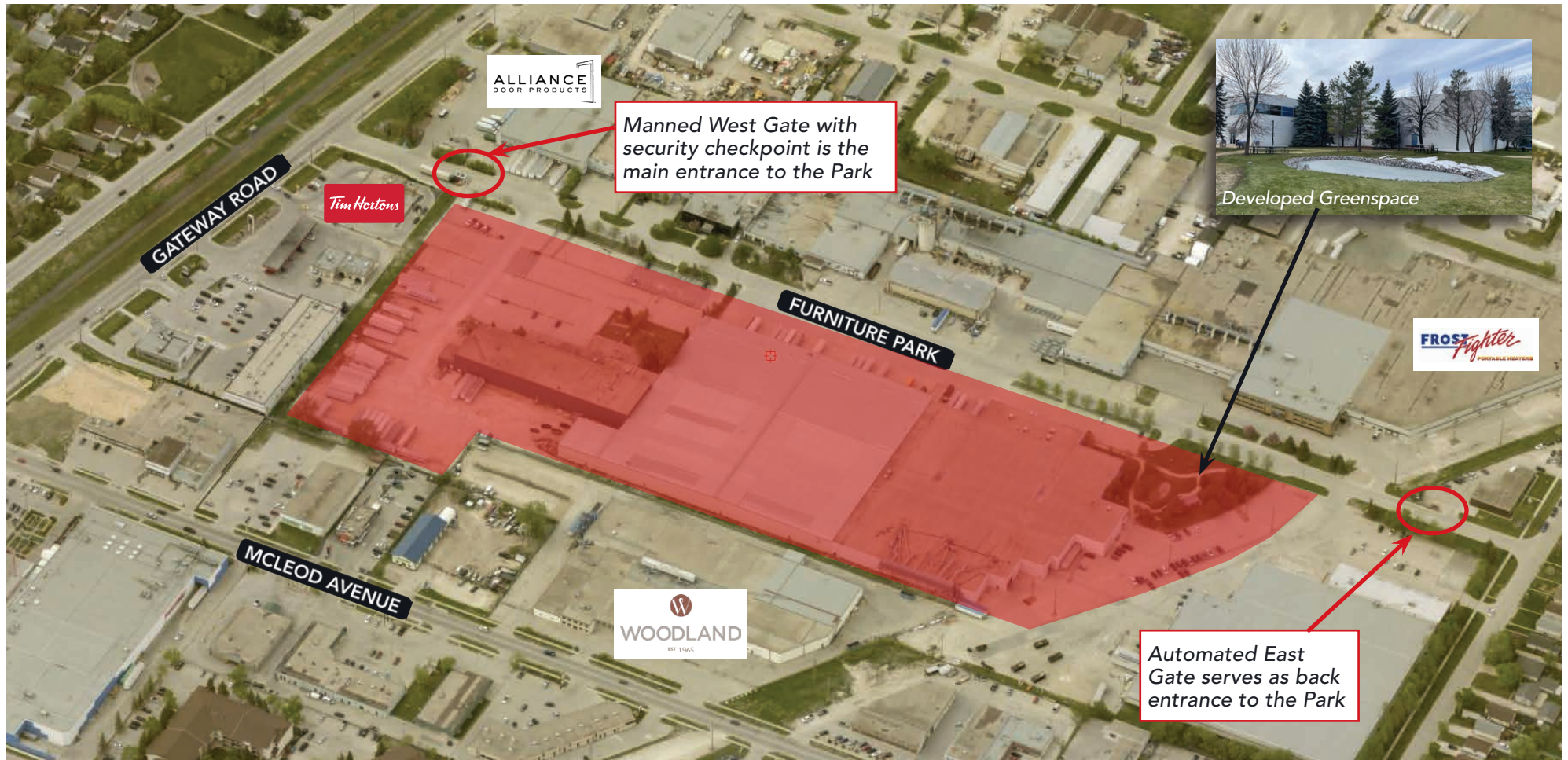
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Furniture Park

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.



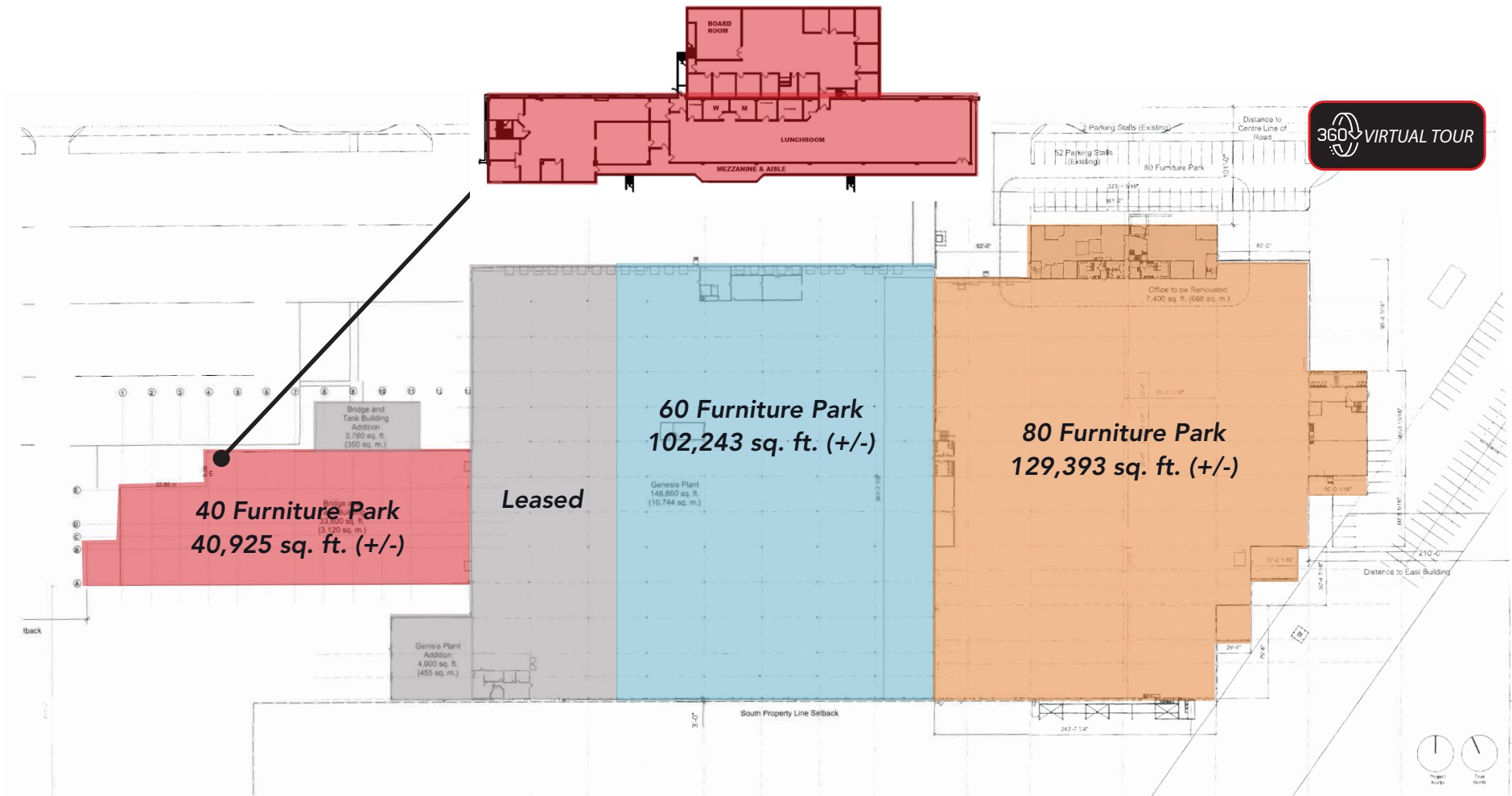
Property Overview

PROPERTY DETAILS

LAND AREA (+/-)	15.5 acres
BUILDING AREA (+/-)	318,963 sq. ft.
ZONING	M2 - Manufacturing
AREA AVAILABLE (+/-)	272,561 sq. ft.

LEGEND

40 FURNITURE PARK	40,925 sq. ft.
60 FURNITURE PARK	102,243 sq. ft.
80 FURNITURE PARK	129,393 sq. ft.
TOTAL	272,561 sq. ft.



40 Furniture Park

PROPERTY DETAILS

AREA AVAILABLE (+/-) 40,925 sq. ft.

NET RENTAL RATE \$9.50 per sq. ft.

ADDITIONAL RENT \$4.00 per sq. ft.

CLEAR HEIGHT 24' under joists; 33' roof deck

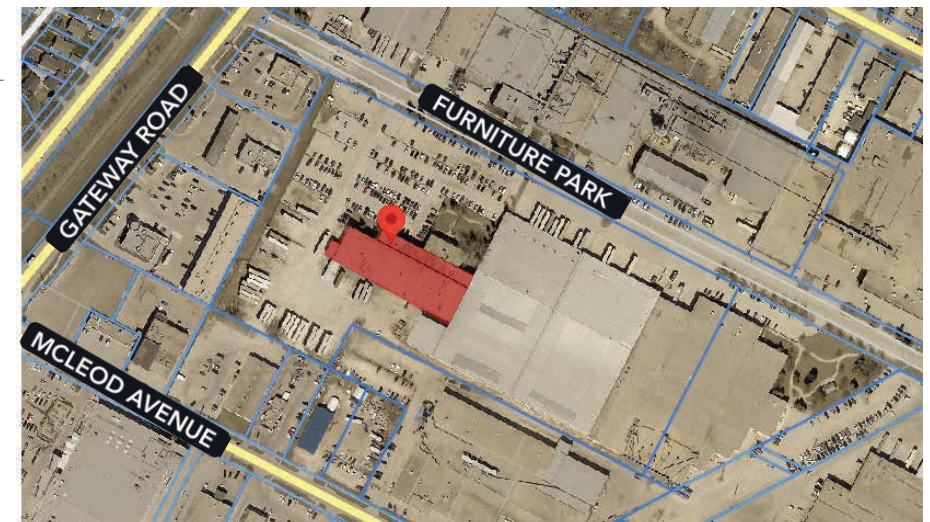
COLUMN SPACING Clear Span

LOADING Dock and Grade Loading

AVAILABILITY Immediately

COMMENTS

- Buildout second floor level with 8,397 sq. ft. (+/-) of office space with lunch room included
- 320 on-site shared stalls shared with 60 Furniture Park
- Main Transformer is 500 KVA Primary V is 12.47 KV Secondary Voltage is 600 VAC
- Main Panel is 1,000 Amp service
- On-site maintenance staff
- Utilities included in Additional Rent Estimate (dependent on tenant usage)



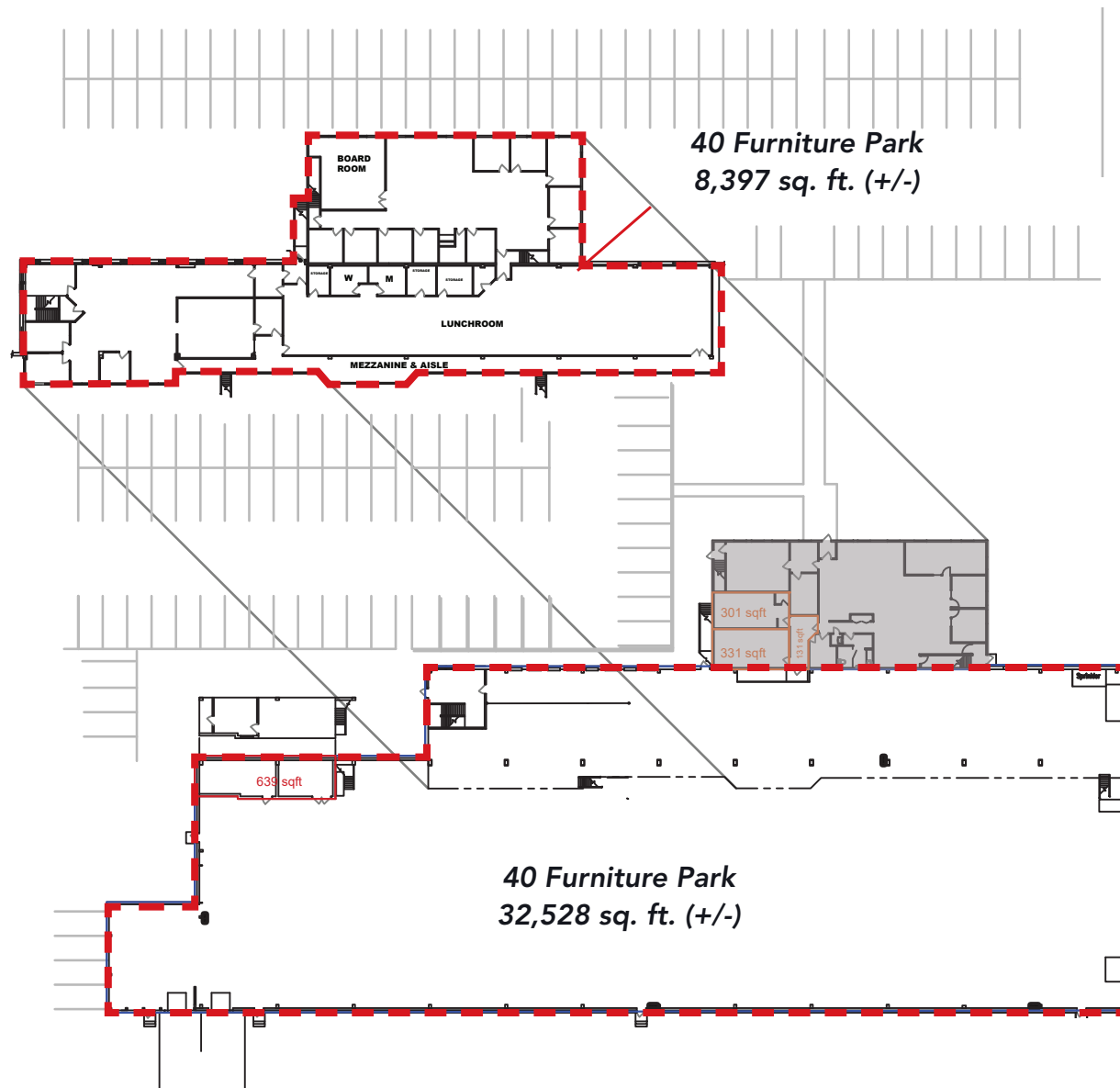
40 Furniture Park

INTERIOR PHOTOS



40 Furniture Park

FLOOR PLAN



60 Furniture Park



PROPERTY DETAILS

AREA AVAILABLE (+/-) 102,243 sq. ft.

NET RENTAL RATE \$9.50 per sq. ft.

ADDITIONAL RENT \$4.00 per sq. ft.

CLEAR HEIGHT 24'8" to 28'4" under joists

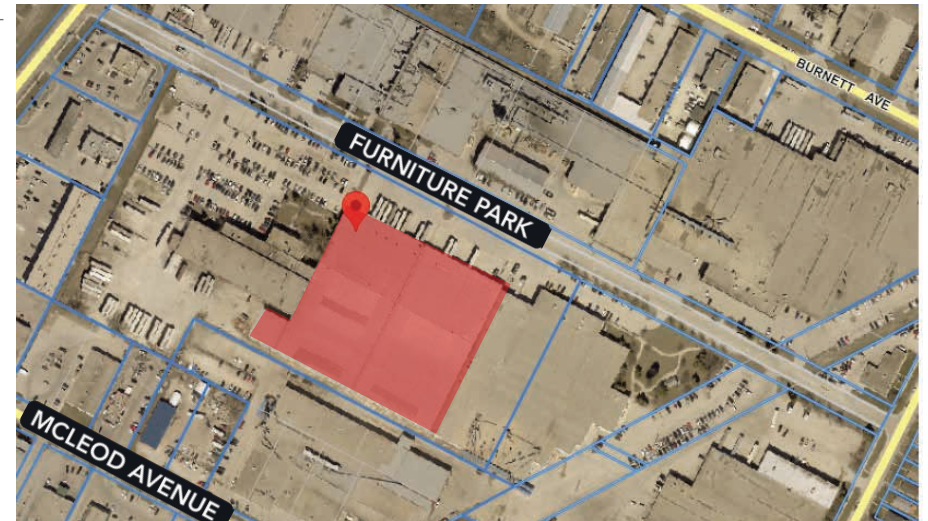
COLUMN SPACING 30'x50'

LOADING 24 Dock, 1 Grade

AVAILABILITY Immediately

COMMENTS

- Shipping offices included
- Wet Sprinkler System
- 320 on-site parking stalls shared with 40 Furniture Park
- Main Transformer is 500 KVA Primary V is 12.47 KV Secondary Voltage is 600 VAC
- Main Panel is 1,000 Amp service
- On-site maintenance staff
- Utilities included in Additional Rent Estimate (dependent on tenant usage)



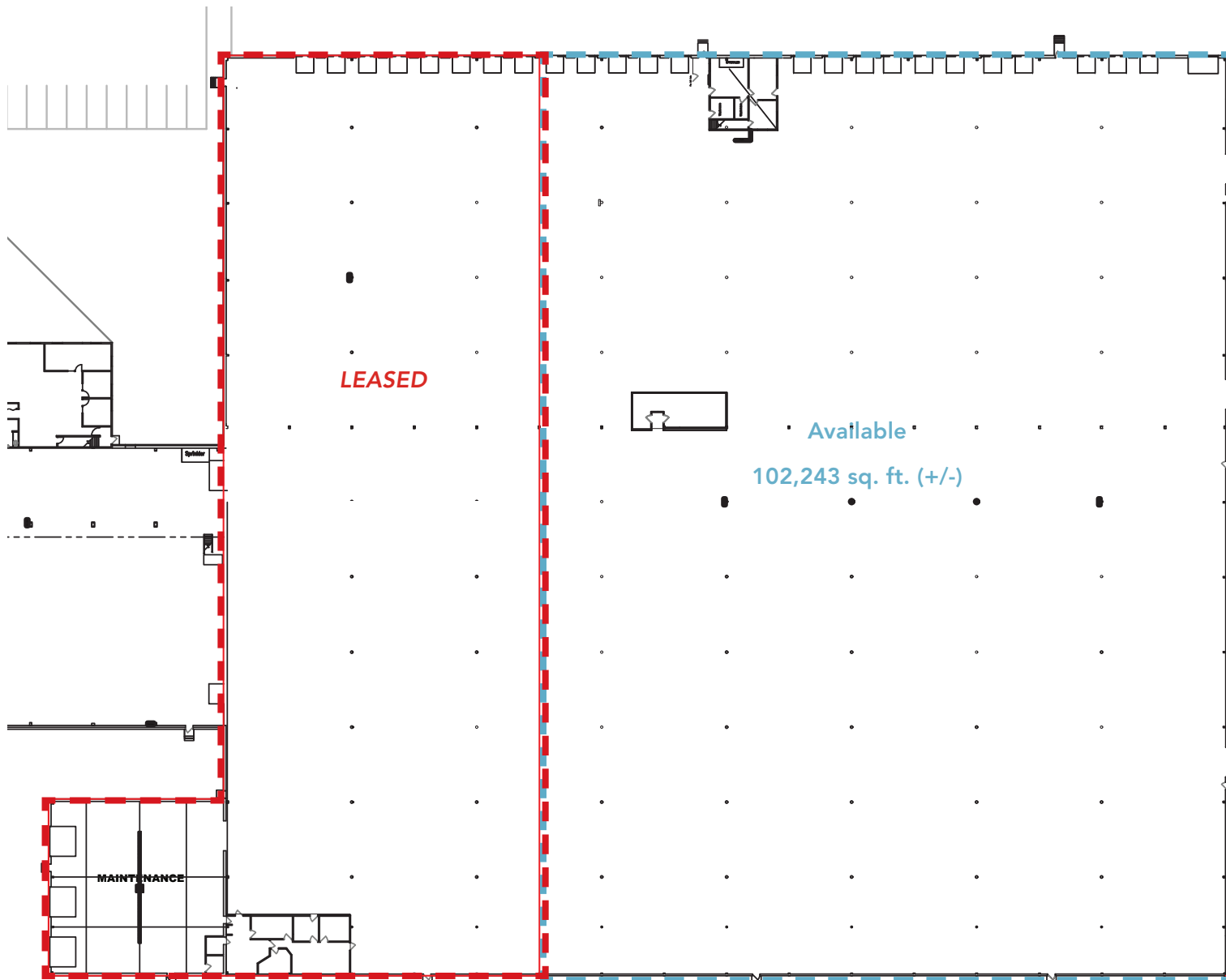
60 Furniture Park

INTERIOR PHOTOS



60 Furniture Park

FLOOR PLAN



80 Furniture Park



PROPERTY DETAILS

AREA AVAILABLE (+/-)	Office:	14,490 sq. ft.
	Warehouse:	114,903 sq. ft.
	Total:	129,393 sq. ft.

NET RENTAL RATE \$9.50 per sq. ft.

ADDITIONAL RENT \$4.00 per sq. ft.

CLEAR HEIGHT (+/-) 21' 7"

COLUMN SPACING 30' x 80'

LOADING Dock and grade

AVAILABILITY Immediately

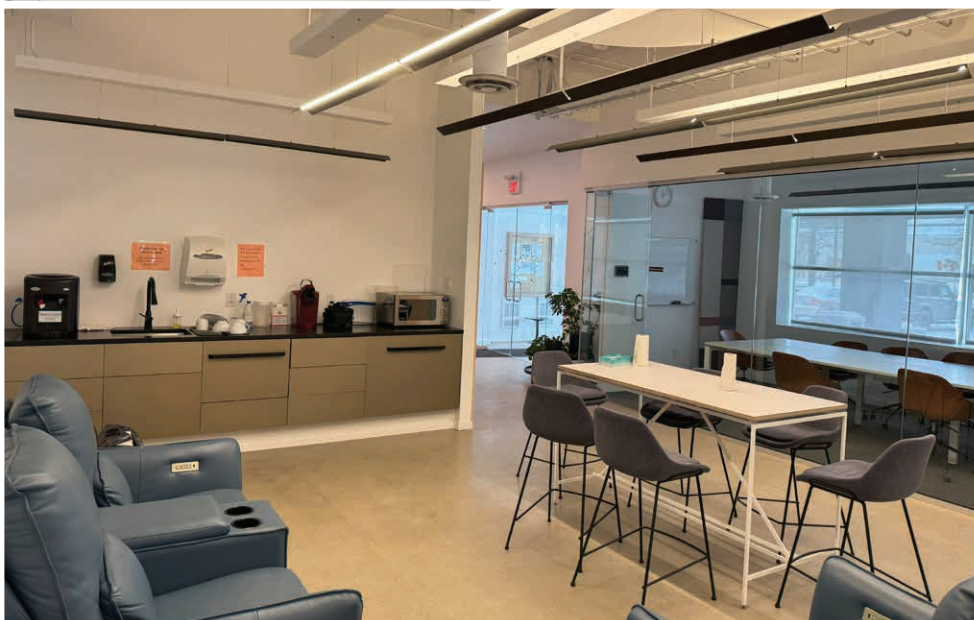
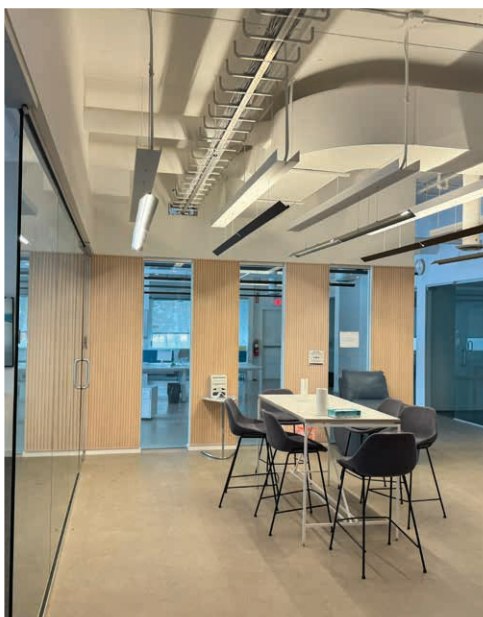
COMMENTS

- Built out office area on the main and second floors
- Wet Sprinkler System
- Up to 100 on-site parking stalls
- On-site maintenance staff
- Utilities included in Additional Rent Estimate (dependent on tenant usage)



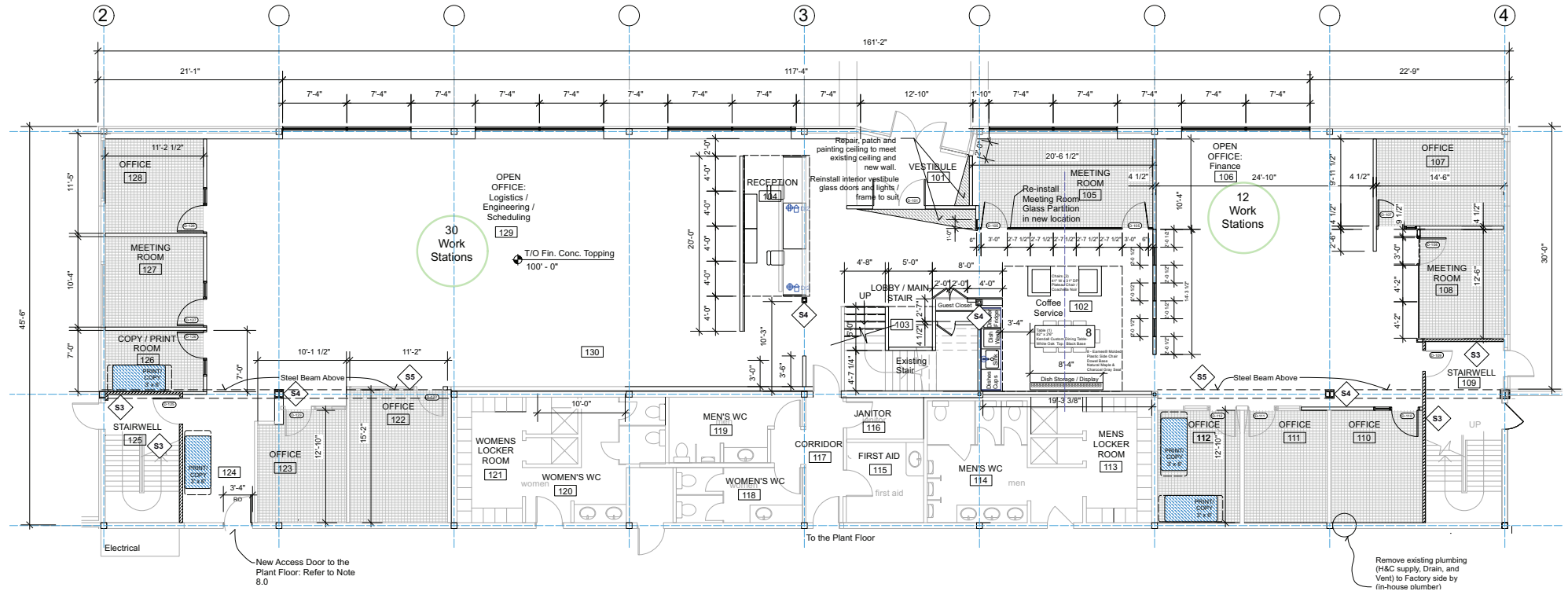
80 Furniture Park

80 FURNITURE PARK INTERIOR PHOTOS



80 Furniture Park

MAIN FLOOR OFFICE PLAN



Location Overview



Drive Time Analysis



RICHARDSON INTL. AIRPORT

28 minutes



PORTAGE & MAIN

15 minutes



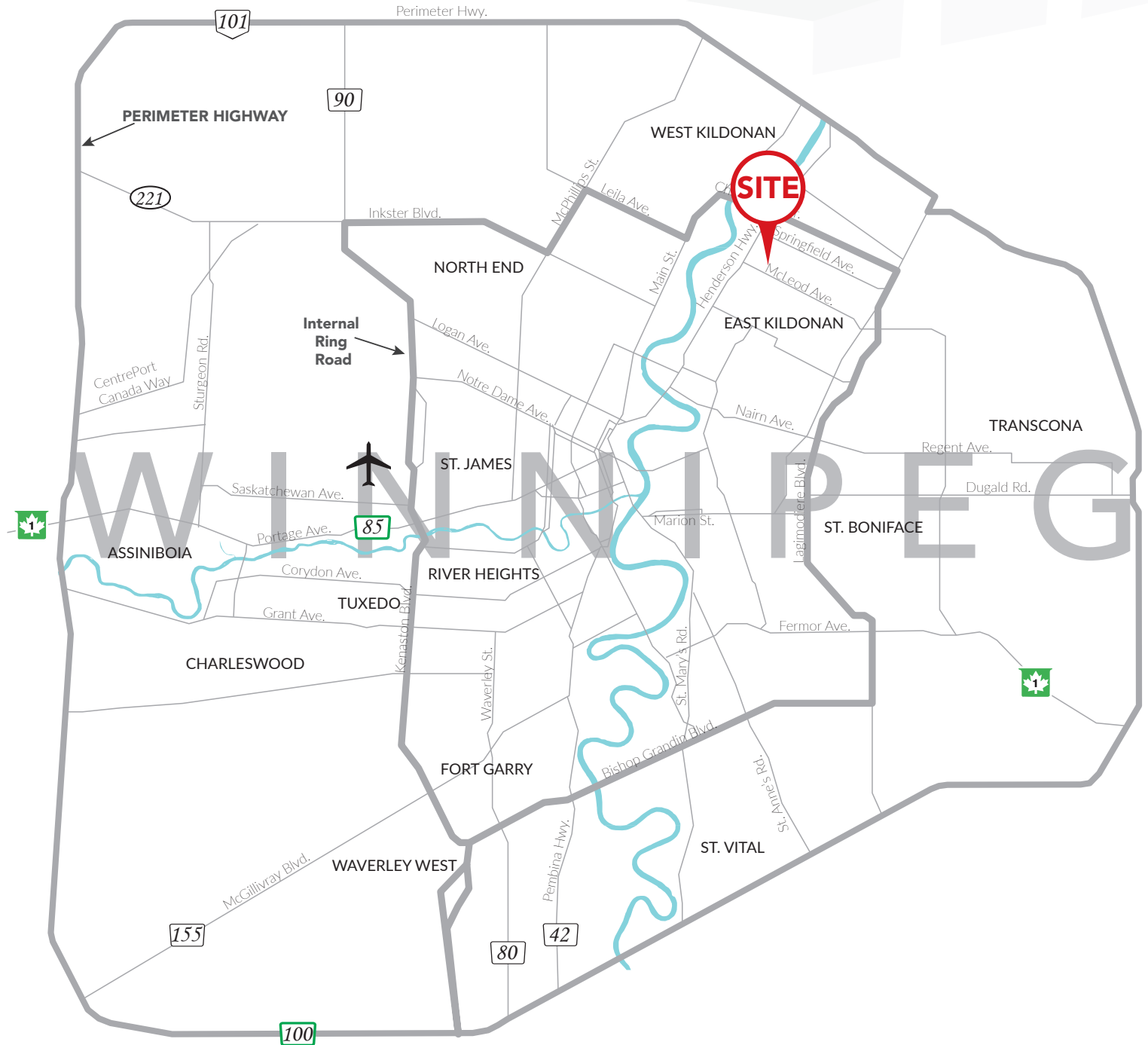
CANADA / U.S. BORDER

106 minutes



PERIMETER HIGHWAY

7 minutes





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