



# Industrial For Lease

763 Kapelus Drive has excellent exposure, offering frontage along the perimeter highway.

763 KAPELUS DRIVE - UNIT 1 | WINNIPEG, MB

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Accelerating success.

# Property Overview

Unit 1 - 763 Kapelus Drive has excellent exposure, offering frontage along the perimeter highway. The unit consists of 4,246 square feet including well built out main floor and mezzanine office, grade level loading, floor drain, heavy power and ample parking.

For Lease

**\$14.95/SF**

Net

Additional Rent:

**\$4.50/SF (2025 Estimate)**

Size

**4,246 SF**

**Address** 763 Kapelus Drive - Unit 1

**Size** 4,246 SF

**Ceiling Height** 18' clear

**Loading** 2 - 12' x 14' grade level doors

**Electrical** 200 amp, 208 V, 3 phase power

**Lighting** LED

**Heating** HVAC, gas fired unit heaters

**Floor Drain** Yes

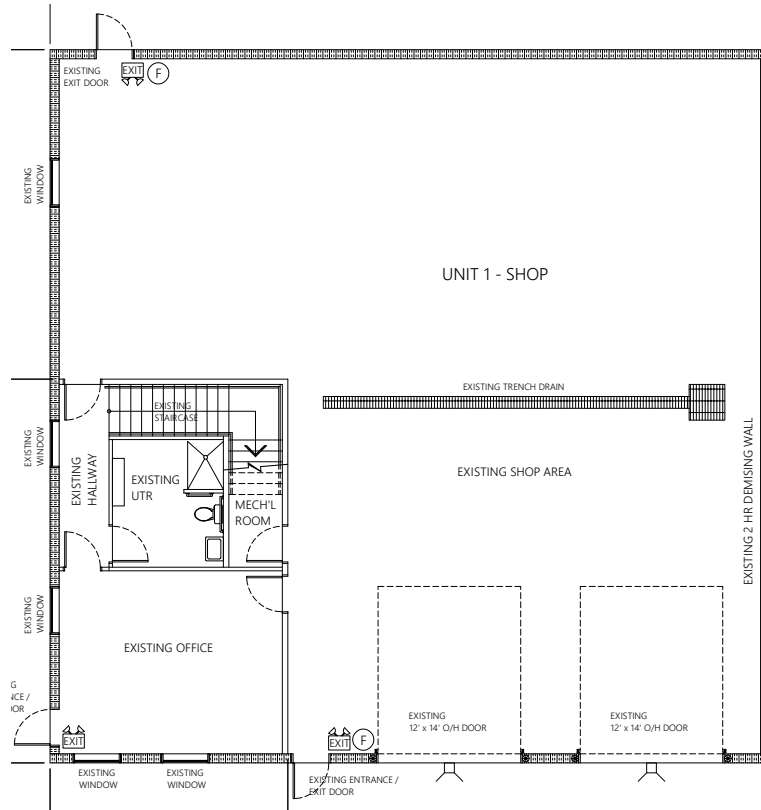
**Parking** 11 stalls

**Available** Immediately

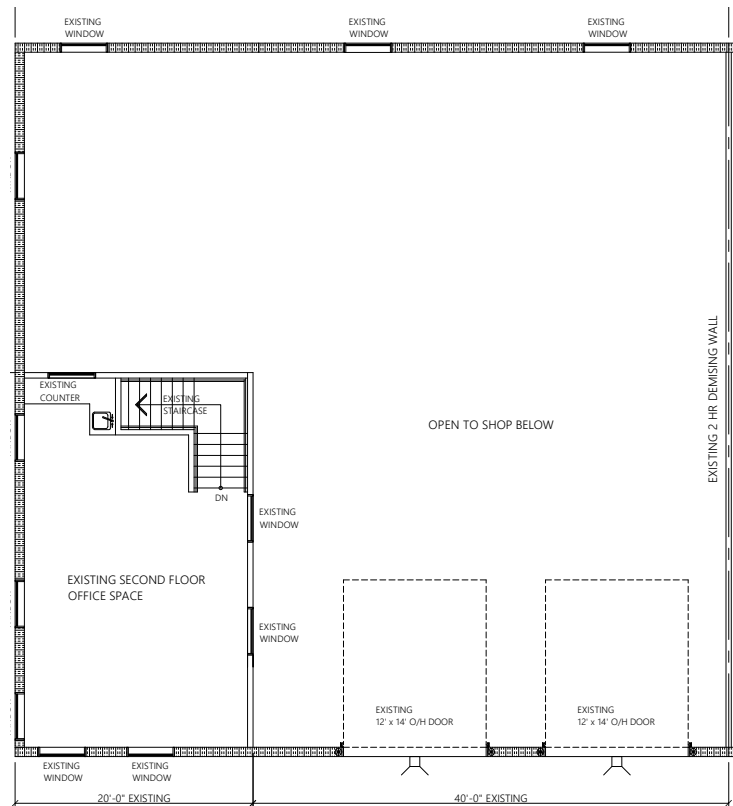


# Floor Plan

## MAIN FLOOR



## SECOND FLOOR





# Location Overview

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Located at 763 Kapelus Drive, this unit is well located with immediate access to Highway #8 and the Perimeter Highway. The flexible Commercial Highways zoning is capable of accommodating a variety of commercial and industrial uses.



## Subject Property

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- |                                     |                 |                              |
|-------------------------------------|-----------------|------------------------------|
| 1. Municipal Hall                   | 5. Sushi Place  | 10. Ecole River-Rouge        |
| 2. West St. Paul School             | 6. Subway       | 11. Bubble Bath Car Wash     |
| 3. Ecole Riverbend Community School | 7. Subway       | 12. West Kildonan Collegiate |
| 4. Spotted Cow Iced Cream           | 8. Fabutan      |                              |
|                                     | 9. Rogers Store |                              |



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