

SINGLE-TENANT INDUSTRIAL BUILDING WITH PAVED COMPOUND FOR LEASE



11 PLYMOUTH STREET

WINNIPEG. MB



TREVOR CLAY, Broker, Principal
(204) 985-1365
trevor.clay@capitalgrp.ca
Services provided by Trevor Clay Personal Real Estate Corporation

ERIC OTT, Vice President, Sales & Leasing
(204) 985-1378
eric.ott@capitalgrp.ca
Services provided by Eric. A. Ott Personal Real Estate Corporation

PROPERTY DETAILS

LAND AREA	11.8 acres (+/-)
ZONING	M2 - Manufacturing - General
GROSS LEASABLE AREA	124,109 sq. ft. (+/-)
YEAR BUILT	1974/2021
ROOF	2016 roof replacement
LIFE SAFETY	Full sprinkler system
CEILING HEIGHT	20'
COLUMN SPACING	30' x 30'
LOADING	(6) loading docks in enclosed area (3) grade loading doors under south canopy
ELECTRICAL	1-1600 A 347/600 V 3 Phase, 4 wire 1-1200 A 347/600 V 3 Phase, 4 wire
NET RENTAL RATE	\$9.95 per sq. ft.
ADDITIONAL RENTAL RATE	\$4.60 per sq. ft. plus mgmt. fee

PROPERTY HIGHLIGHTS

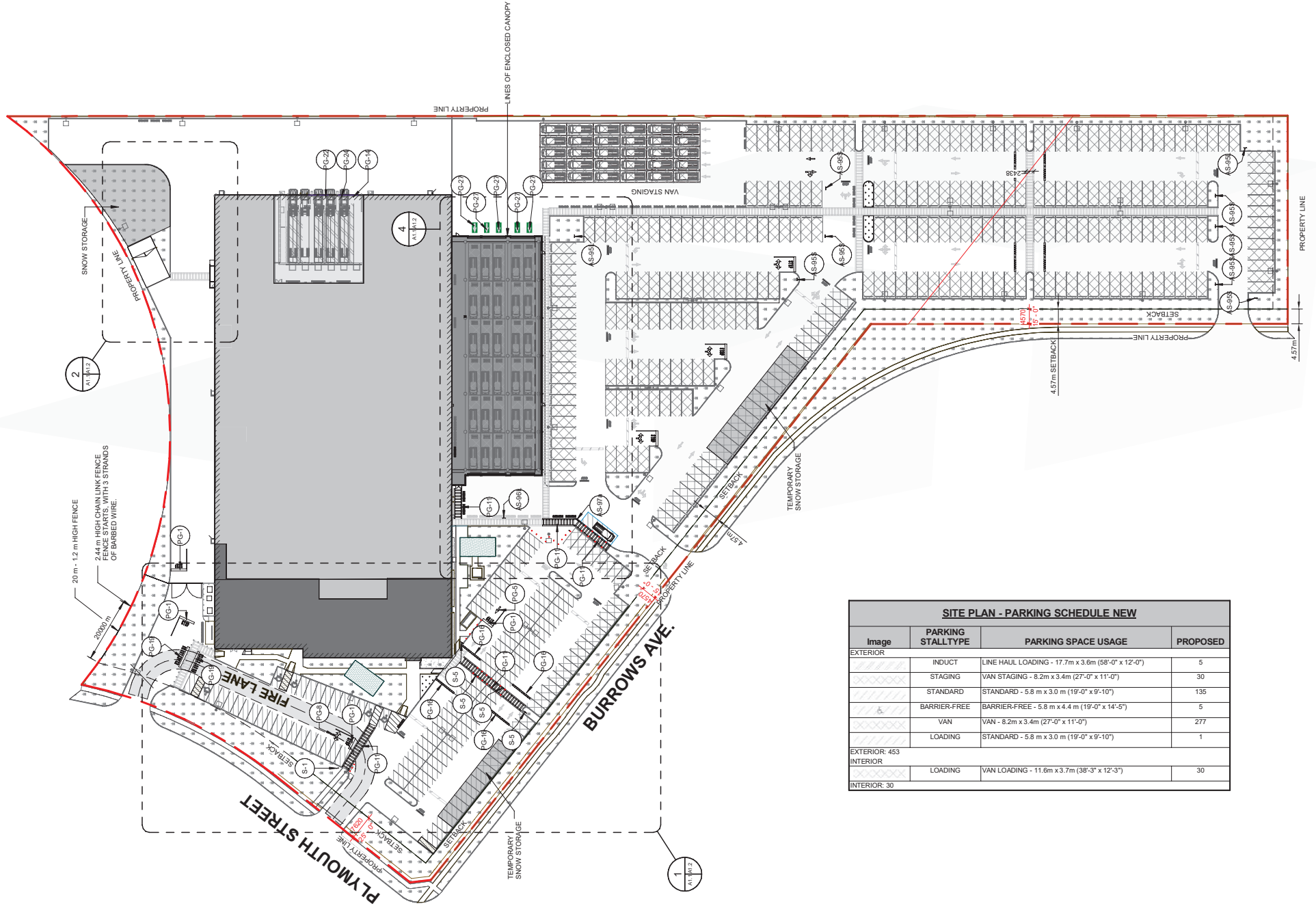
- Fully paved compound area
- Low site coverage ratio
- Ample parking available
- Easy access to major transportation routes
- Ideally located in Inkster Industrial Park, Winnipeg's largest industrial park



SITE AERIAL



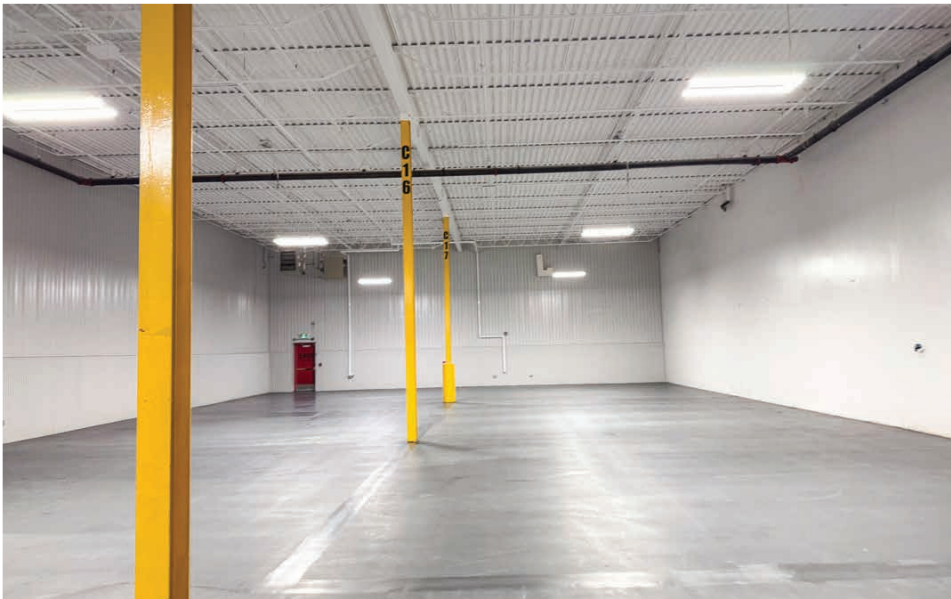
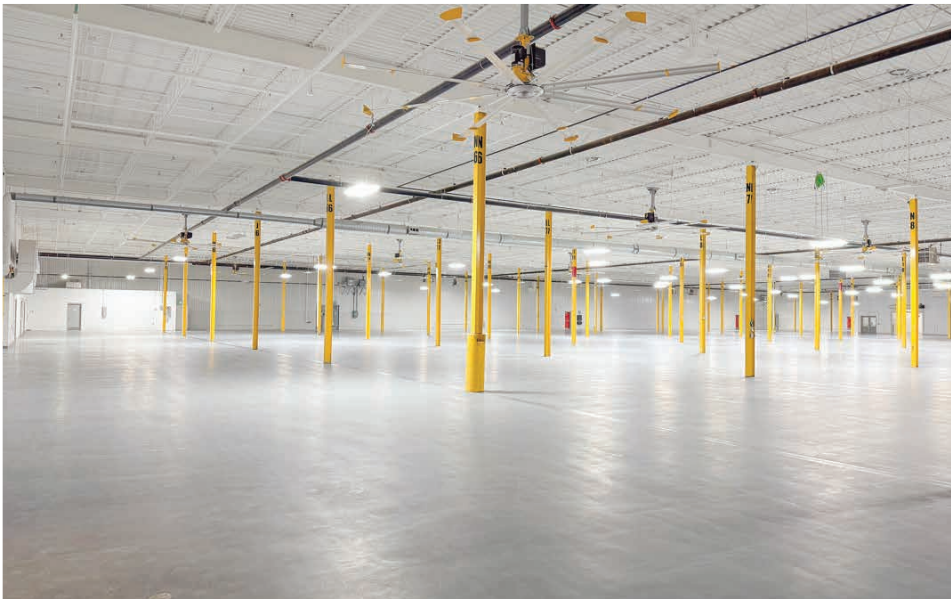
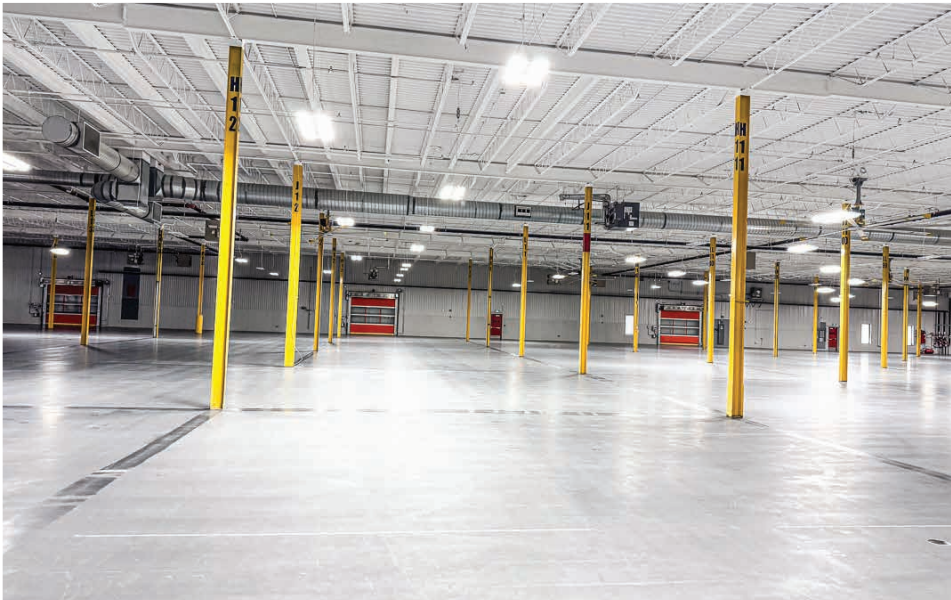
SITE PLAN



SITE PLAN - PARKING SCHEDULE NEW			
Image	PARKING STALLTYPE	PARKING SPACE USAGE	PROPOSED
EXTERIOR			
	INDUCT	LINE HAUL LOADING - 17.7m x 3.6m (58'-0" x 12'-0")	5
	STAGING	VAN STAGING - 8.2m x 3.4m (27'-0" x 11'-0")	30
	STANDARD	STANDARD - 5.8 m x 3.0 m (19'-0" x 9'-10")	135
	BARRIER-FREE	BARRIER-FREE - 5.8 m x 4.4 m (19'-0" x 14'-5")	5
	VAN	VAN - 8.2m x 3.4m (27'-0" x 11'-0")	277
	LOADING	STANDARD - 5.8 m x 3.0 m (19'-0" x 9'-10")	1
EXTERIOR: 463			
INTERIOR			
	LOADING	VAN LOADING - 11.6m x 3.7m (38'-3" x 12'-3")	30
INTERIOR: 30			

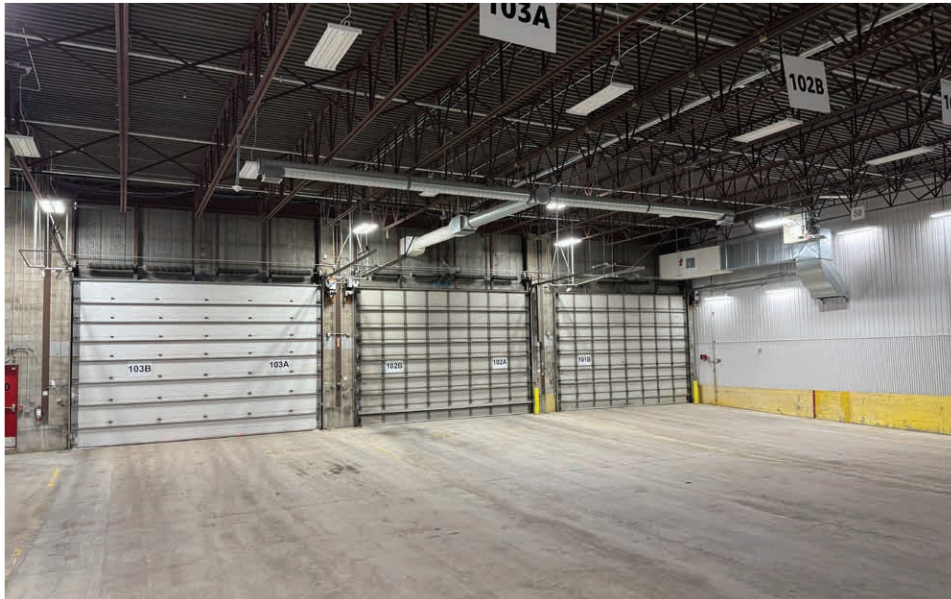
INTERIOR PHOTOS

WAREHOUSE/PRODUCTION AREA



INTERIOR PHOTOS

SECURE DOCK LOADING



DISTRIBUTED ELECTRICAL



INTERIOR PHOTOS

CAFETERIA/LOUNGE

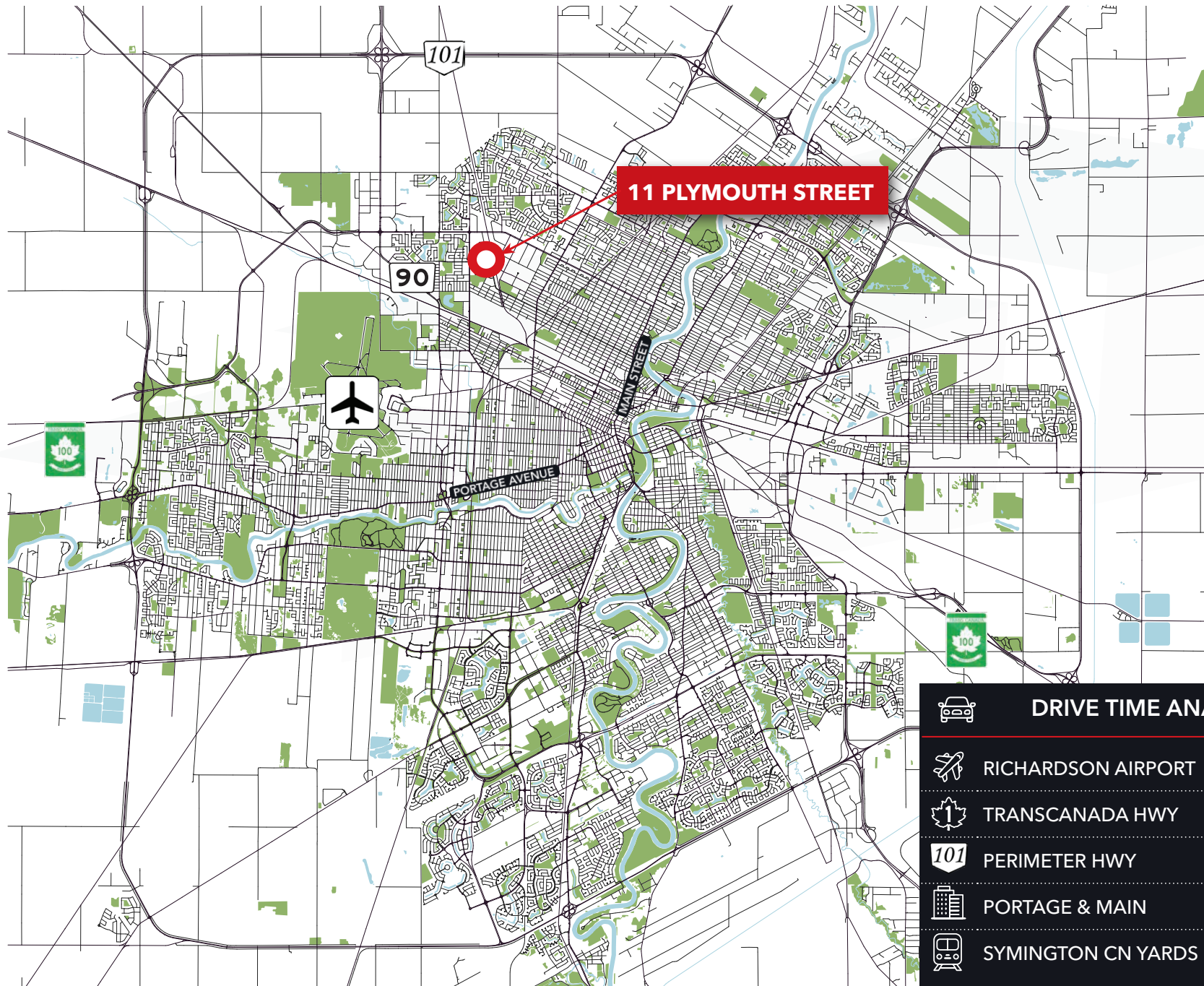
OPEN OFFICE AREA









EXTERIOR PHOTOS



LOCATION OVERVIEW



	DRIVE TIME ANALYSIS	
	RICHARDSON AIRPORT	11 min. / 6.3 km
	TRANSCANADA HWY	16 min. / 9.5 km
	PERIMETER HWY	13 min. / 12.5 km
	PORTAGE & MAIN	15 min. / 7.7 km
	SYMINGTON CN YARDS	25 min. / 14 km



COMMERCIAL REAL ESTATE
SERVICES INC.

Contact

TREVOR CLAY, Broker, Principal
(204) 985-1365
trevor.clay@capitalgrp.ca

Services provided by Trevor Clay Personal Real Estate Corporation

ERIC OTT, Vice President, Sales & Leasing
(204) 985-1378
eric.ott@capitalgrp.ca

Services provided by Eric A. Ott Personal Real Estate Corporation

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.