

~ Second Floor Offices with Limited Trailer Parking ~



FOR SUBLEASE

10 Hutchings Street

WINNIPEG, MB

ERIC OTT, Associate Vice President, Sales & Leasing
(204) 985-1378

eric.ott@capitalgrp.ca

Services provided by Eric A. Ott Personal Real Estate Corporation

DAWSON GROENING, Advisor, Sales & Leasing
(204) 985-1383

dawson.groening@capitalgrp.ca


Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca

Property Details

HEADLEASE EXPIRY DATE	April 30, 2027
AREA AVAILABLE (+/-)	5,493 sq. ft.
GROSS RENTAL RATE	\$10.00 per sq. ft.
TRAILER PARKING	\$1,800 monthly for (10) non-electrified trailer parking spaces

HIGHLIGHTS

- 5,493 sq. ft. of second floor offices
- (10) non-electrified trailer parking spaces in fenced compound
- Strategically located in Inkster Industrial Park
- Headlease expires April 30, 2027

FLOOR PLAN



SHARED COMPOUND



Exterior Photos



Interior Photos



CENTREPORT CANADA

RM OF ROSSER

WINNIPEG

CN RAIL LINE

CP RAIL LINE

CENTREPORT CANADA WAY

Industrial Manufacturing & Logistics

CentrePort Canada Rail Park

Strategic Development

Future Residential

CP RAIL LINE

NORTH INKSTER IND.

Logos for: KINGSLEY, EDGE, PENNER INTERNATIONAL, WorldWise TRANSPORT, and TFI International.

INKSBROOK IND. PK.

Logos for: STH, FGI, DAY ACROSS, Fountain Tire, staples, and Sameday WORLDWIDE.

NORTHWEST BUS. PK.

Logos for: MSKESSON and UPS.

INKSTER IND. PK.

Logos for: Pallet, RICHBOU, NATIONAL EQUIPMENT, REMER, CANADA GOOSE, Tim Hortons, Sobey's, amazon, PROSOL, BIGBRIGHT, and BROCKWHITE.

INKSTER BOULEVARD

OAK POINT IND.

Logos for: Erb, Canada Cartage, Ocaso, F&D, MASIM, and COMPUGRAPH.

BROOKSIDE IND. PK.

Logos for: FREIGHTLINER, ROSENAU TRANSPORT LTD., MAJOR Drilling, COSENTINO, Insituform, IPEX, and NJI.

WESTON SHOPS

Logos for: M3, alacra, and CP.

OMAND'S CREEK IND.

Logos for: ASL Distribution Services, CardinalHealth, Uni-Jet, Veritiv, northern, and Core-Mark.

ST. JAMES IND.

Logos for: BISON TRANSPORT, COSTCO WHOLESALE, CertainFeed, Russell Metals, StandardAero, EMCO, and MAGELLAN.

MURRAY IND.

Logos for: BOEING, WINPAK, and NORTH WEST.

WINNIPEG RICHARDSON INTERNATIONAL AIRPORT

Logo for: RRC POLYTECH.

Logo for: CO-OP.

Logo for: POLO PARK.



Drive Time Analysis



RICHARDSON INTL. AIRPORT

14 minutes



PORTAGE & MAIN

10 minutes



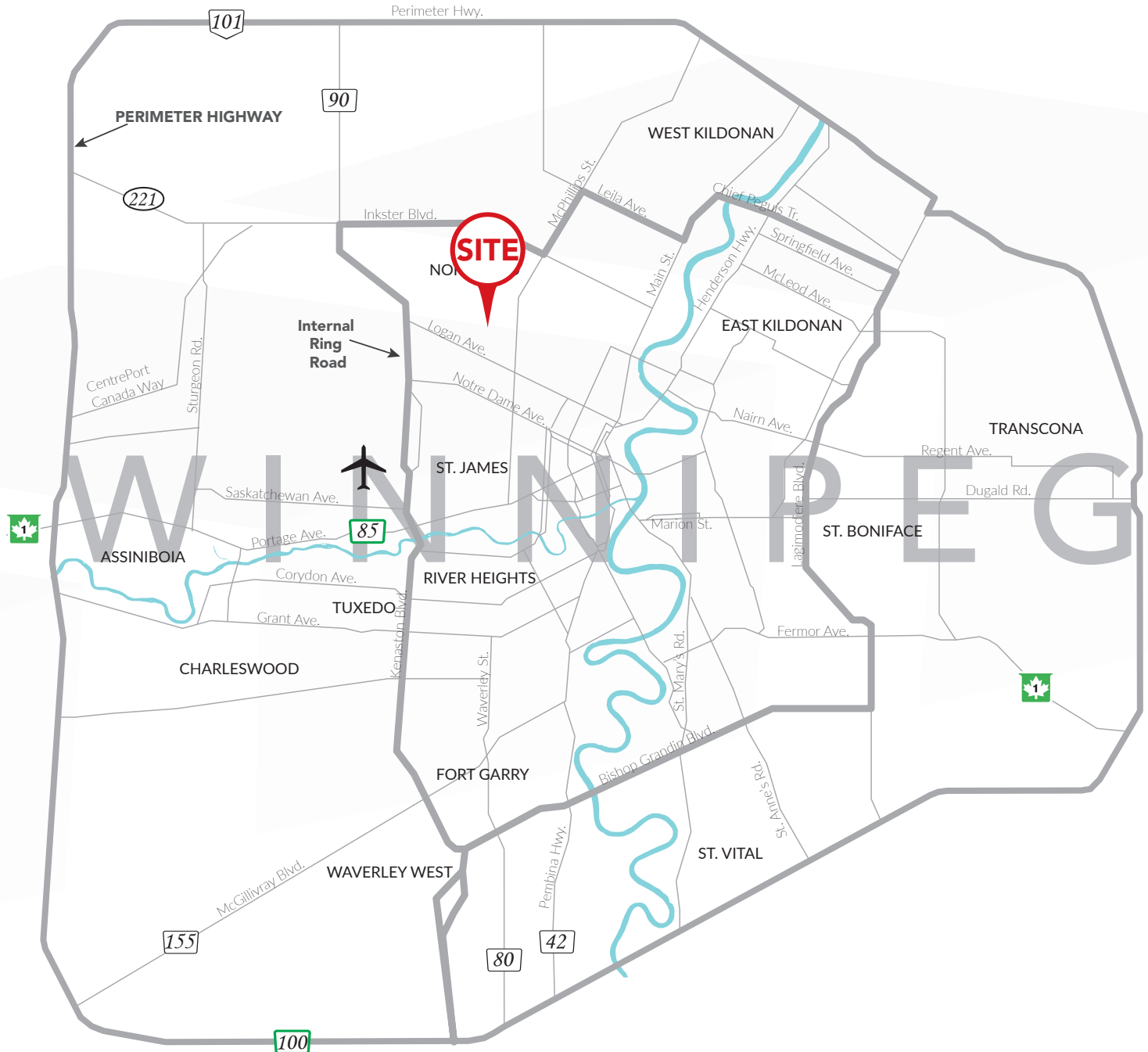
POLO PARK SHOPPING CENTRE

12 minutes



PERIMETER HIGHWAY

10 minutes





COMMERCIAL REAL ESTATE
SERVICES INC.

Contact

ERIC OTT, Associate Vice President, Sales & Leasing
(204) 985-1378

eric.ott@capitalgrp.ca

Services provided by Eric A. Ott Personal Real Estate Corporation

DAWSON GROENING, Advisor, Sales & Leasing
(204) 985-1383

dawson.groening@capitalgrp.ca

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.