

FOR LEASE

INDUSTRIAL SPACE IN SOUTHWEST WINNIPEG



1555 Buffalo Place

WINNIPEG, MB

60,000 sq. ft. of high-quality warehouse space



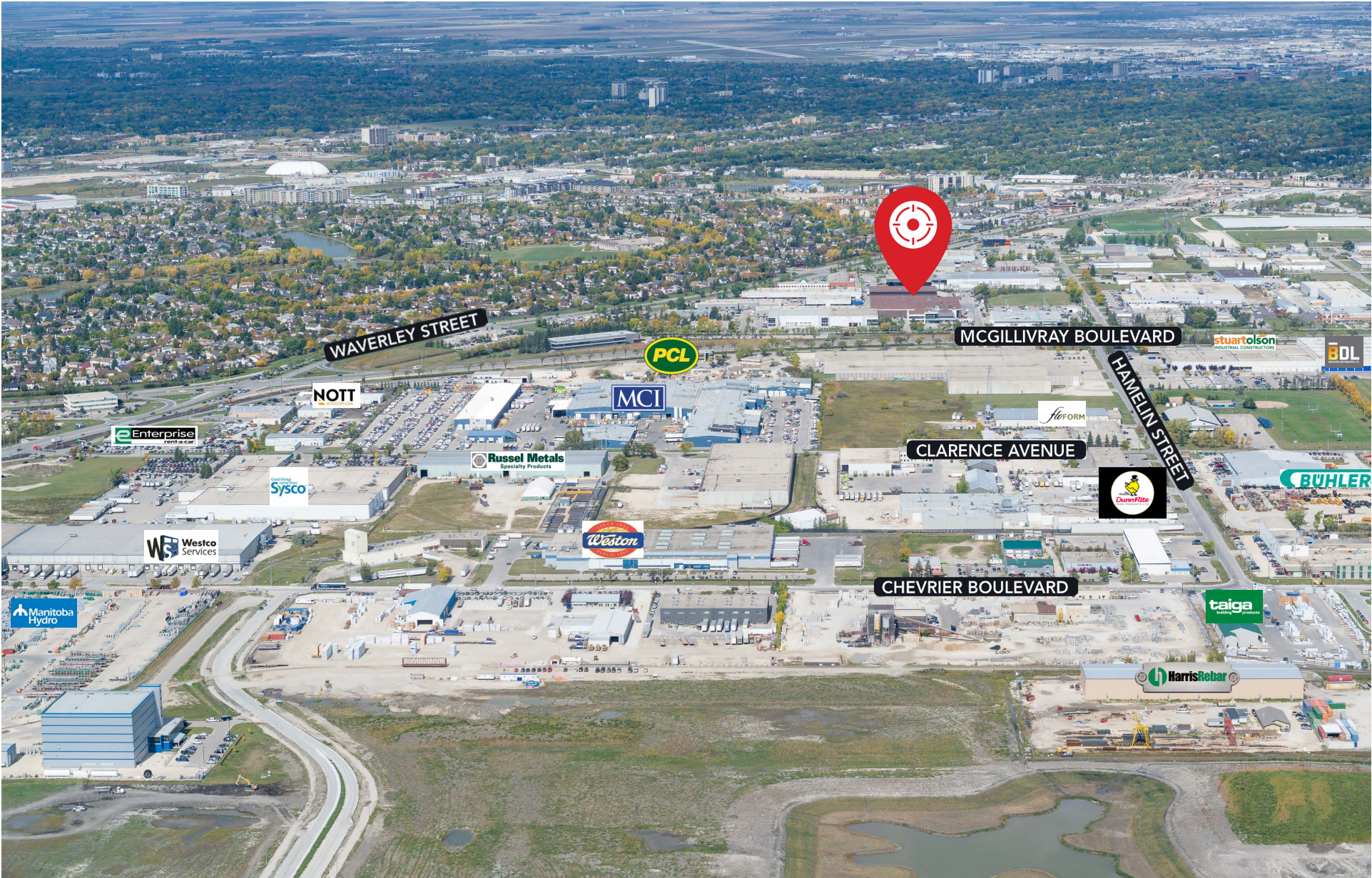
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LOCATION OVERVIEW



FORT GARY INDUSTRIAL PARK



SITE AERIAL

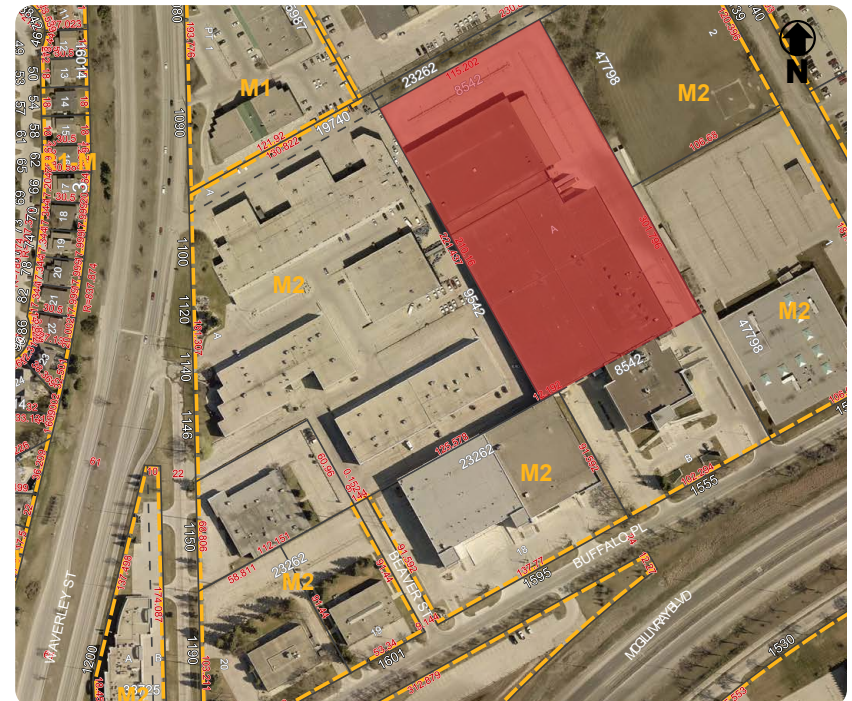


PROPERTY DETAILS

LAND AREA	8.29 acres (+/-)
BUILDING AREA	207,000 sq. ft. (+/-)
WAREHOUSE AREA AVAILABLE	60,000 sq. ft. (+/-)
CEILING HEIGHT	22' clear
STRUCTURE	Masonry & Steel Frame Construction
ROOF	Metal Deck
WAREHOUSE LIGHTING	T5 lighting
LOADING & SHIPPING	• 4 double-wide exterior doors in covered loading area • 2 exterior dock level doors with levellers
HEATING	Hot water boiler
COOLING	A/C throughout warehouse
SPRINKLER SYSTEM	ESFR Fire Suppression System
POWER	1600 amp, 600 Volt, 3 Phase
BACKUP POWER	500 Kw Diesel generator
RENTAL RATE	TBD
ADDITIONAL RENT	\$3.60 per sq. ft.

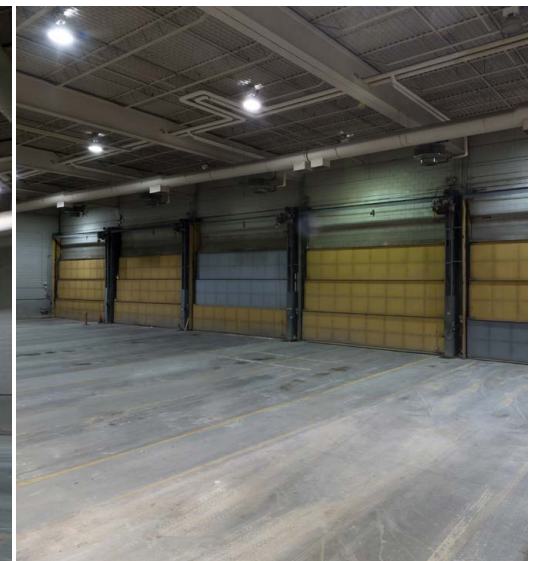
PROPERTY HIGHLIGHTS

- Well-situated in the desirable southwest quadrant of Winnipeg and surrounded by various amenities
- Good visibility from a major thoroughfare
- Close proximity to the Southwest Rapid Transit Line
- Fully air-conditioned, high-ceiling warehouse space with existing racking
- 500 Kw diesel generator
- ESFR sprinkler system
- Heated, covered loading area
- Extremely well-maintained overall building condition
- Ample on-site parking



INTERIOR PHOTOS

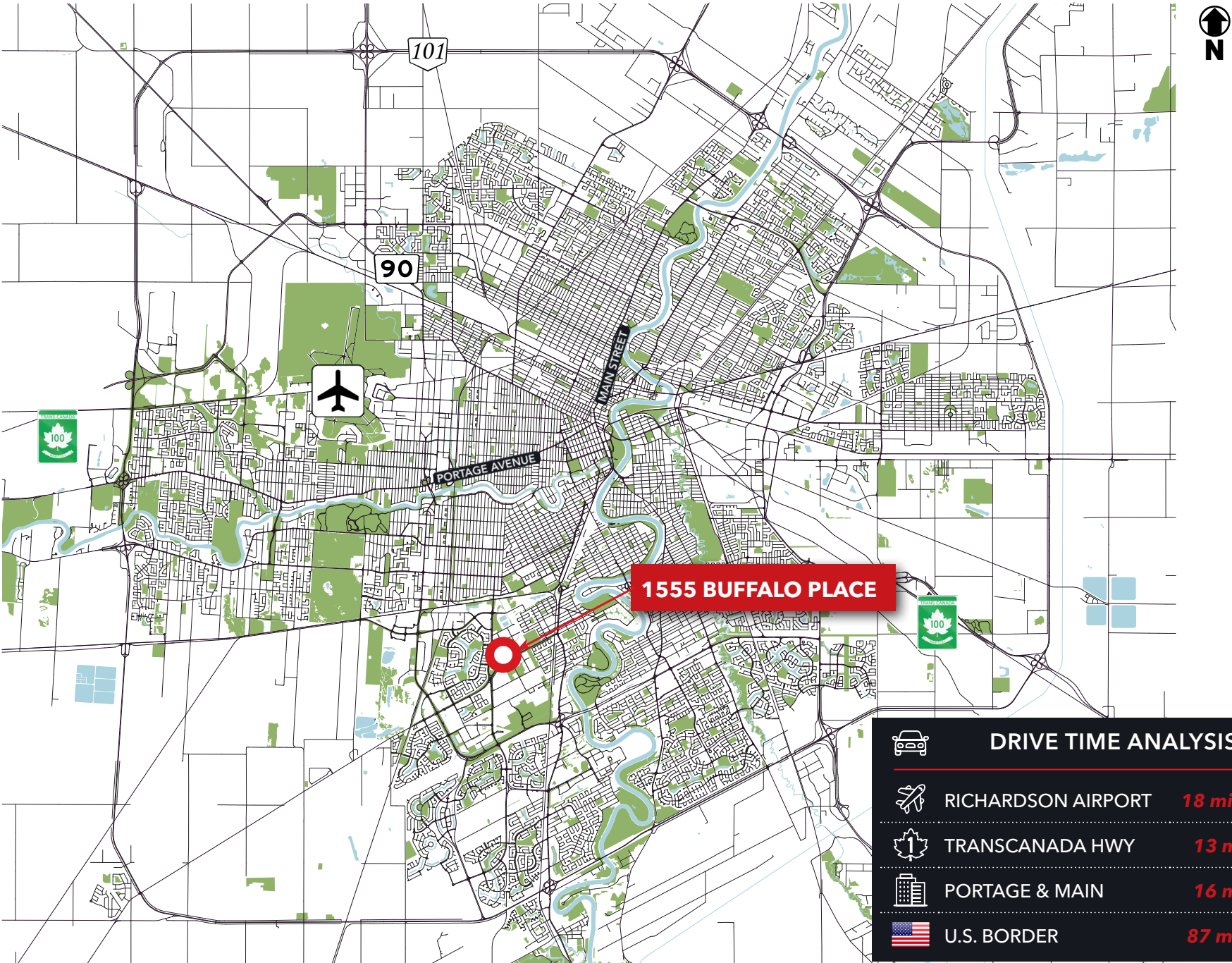
ORIGINAL WAREHOUSE - 22' CEILINGS



WAREHOUSE AND RACKING



LOCATION OVERVIEW



Contact

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