

**FOR LEASE**

# **1555 Buffalo Place**

WINNIPEG, MB

**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

*~ High-Quality, High-Ceiling Warehouse Space in SW Winnipeg ~*



***112,105 sq. ft. (+/-) Warehouse Space + 10,435 sq. ft. (+/-) Finished Office***

# 1555 BUFFALO PLACE

## Location Overview



### SOUTHWEST WINNIPEG

This development site is ideally situated in the Fort Garry Industrial Park which is strategically located in the southwest quadrant of the City of Winnipeg. The site is located just south of McGillivray Boulevard (HWY 3) between Waverley Street and Pembina Highway. Fort Garry Industrial Park is in close proximity to Winnipeg's fastest growing residential and retail nodes with its highest industrial rental rates and highest income demographics.

**SEASONS**  
Premiere lifestyle destination featuring over **1.1M sq. ft.** of retail space including the Outlet Collection enclosed mall, IKEA, Rec Room, Hyatt House and Hilton Garden Inn.

**WAVERLEY UNDERPASS**  
Recently completed **\$155M** underpass at a major rail crossing greatly improving the transit connection between southwest Winnipeg and the rest of the city.

**WAVERLEY WEST**  
Ongoing development of **7** new communities with a total projected population of over **40k** upon completion.

**THE REFINERY DISTRICT**  
**102 acre** mixed-use development with **23 acres** of commercial space including a recently opened GoodLife Fitness.

**RAPID TRANSIT LINE**  
Newly completed **\$467M** expansion to the dedicated rapid transit system connecting southwest Winnipeg, including the University of Manitoba to the downtown core.

# 1555 BUFFALO PLACE

## *Fort Garry Industrial Park*



# 1555 BUFFALO PLACE

## *Site Aerial*



# 1555 BUFFALO PLACE

## Building Details

LAND AREA (+/-)	8.29 acres	
WAREHOUSE AREA (+/-)	22' clear original building	112,105 sq. ft.
OFFICE AREA (+/-)	2nd Floor Mezz.	10,435 sq. ft.
STRUCTURE	Masonry & Steel Frame Construction	
ROOF	Metal Deck	
WAREHOUSE LIGHTING	T5 lighting	
LOADING & SHIPPING	<ul style="list-style-type: none"> <li>» 7 double-wide exterior doors to covered loading area</li> <li>» 10 interior dock level doors with levelers</li> <li>» 3 non-covered dock level doors with levelers</li> </ul>	
PALLET STORAGE AREA	6,000 sq. ft. <i>(outdoor pallet storage building with dry fire suppression)</i>	
HEATING	Hot water boiler	
COOLING	Office and warehouse areas are fully air-conditioned	
SPRINKLER SYSTEM	ESFR Fire Suppression System	
POWER	1600 amp, 600 Volt, 3 Phase	
COLUMN SPACING	Original Building: 26' x 54' Building Expansion: 43' x 53'	
BACKUP POWER	500 Kw Diesel generator	
FORKLIFT CHARGING	36 forklift recharging stations	
RENTAL RATE	TBD <i>(depending upon square footage requirements)</i>	
ADDITIONAL RENT	\$3.60 per sq. ft. (est. 2023)	

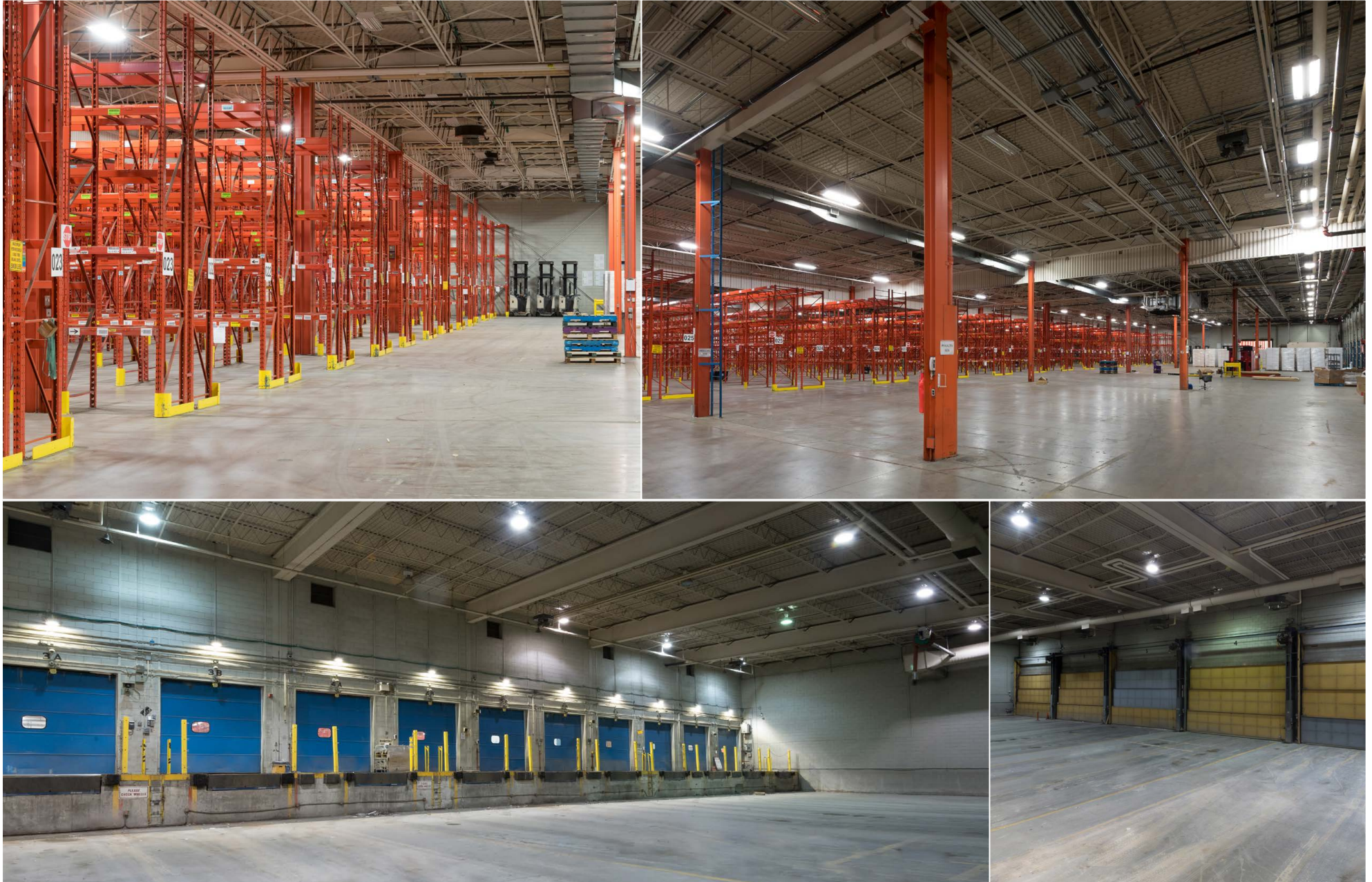
## Highlights

- 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-developed mezzanine office space
- Fully air condition, 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



# 1555 BUFFALO PLACE

*Original Warehouse - 22' ceilings*



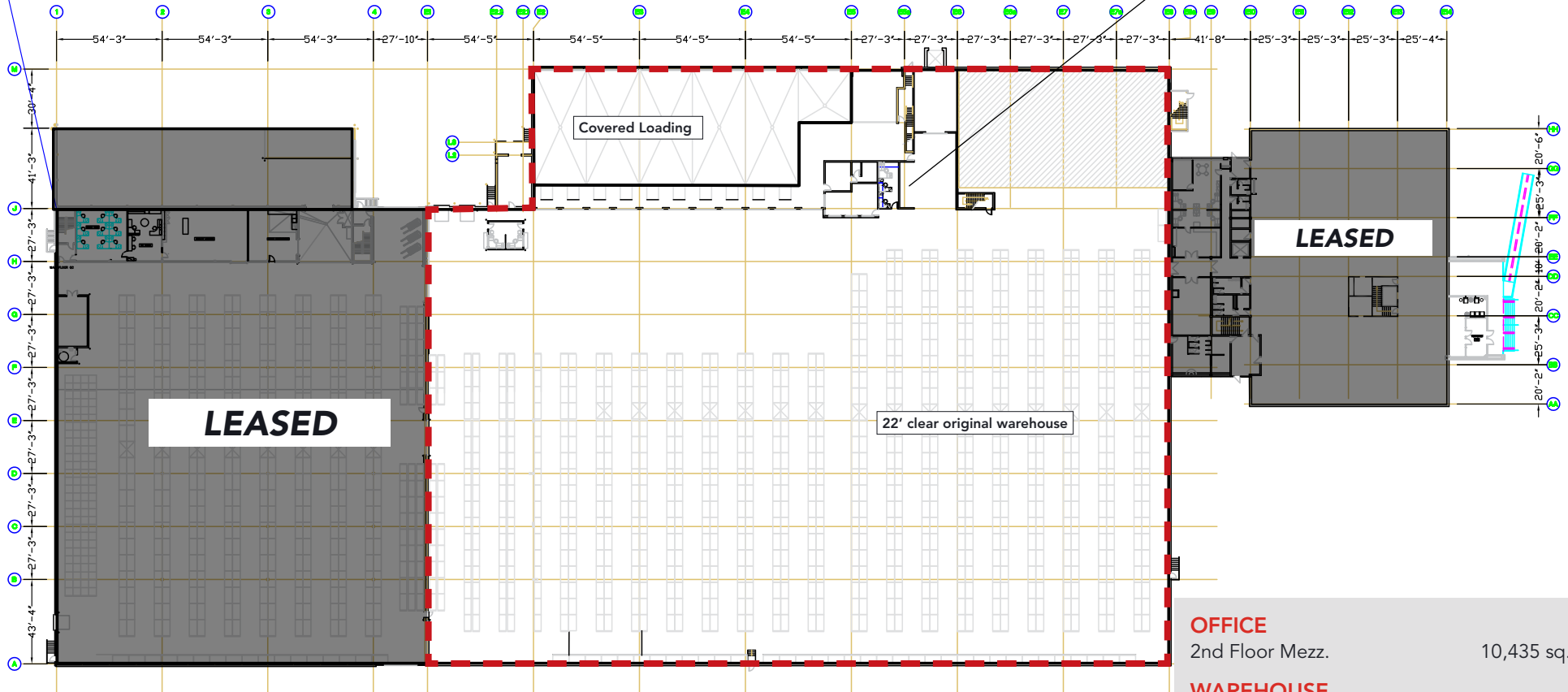
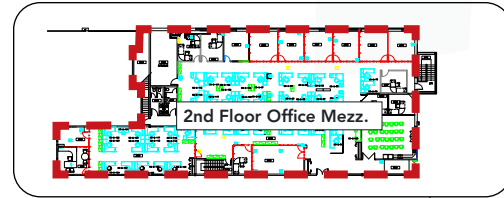
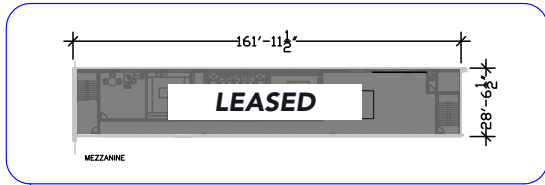
# 1555 BUFFALO PLACE

## *Building Exterior*



# 1555 BUFFALO PLACE

## Floor Plan: Warehouse and Racking



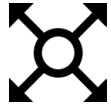
<b>OFFICE</b>	2nd Floor Mezz.	10,435 sq. ft.
<b>WAREHOUSE</b>	22' clear original building	112,105 sq. ft.
<b>TOTAL AREA AVAILABLE</b>		<b>122,540 sq. ft.</b>



# 1555 BUFFALO PLACE

## Location Overview

### DRIVE TIMES



**16 min.**

PORTAGE & MAIN



**18 min.**

JAMES ARMSTRONG  
RICHARDSON  
INTERNATIONAL  
AIRPORT



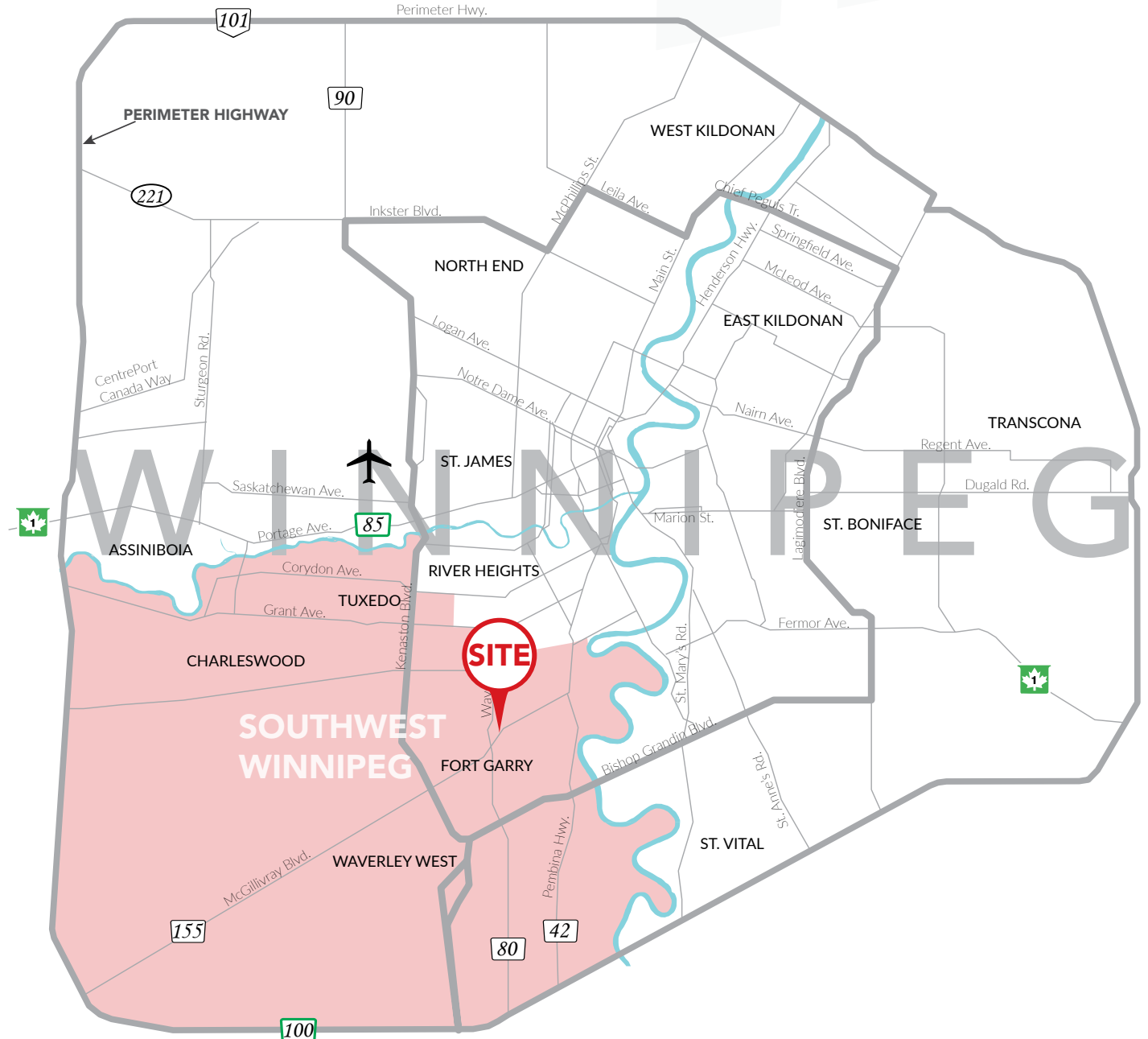
**10 min.**

TRANSCANADA  
HIGHWAY



**75 min.**

US BORDER  
PEMBINA CROSSING



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## Demographic Analysis

### POPULATION



	2025	2030 (f)
1 KM	2,336	2,398
3 KM	54,234	58,143
5 KM	162,812	171,437

### MEDIAN AGE



	Median Age
1 KM	46.4
3 KM	38.6
5 KM	37.8

### HOUSEHOLD INCOME

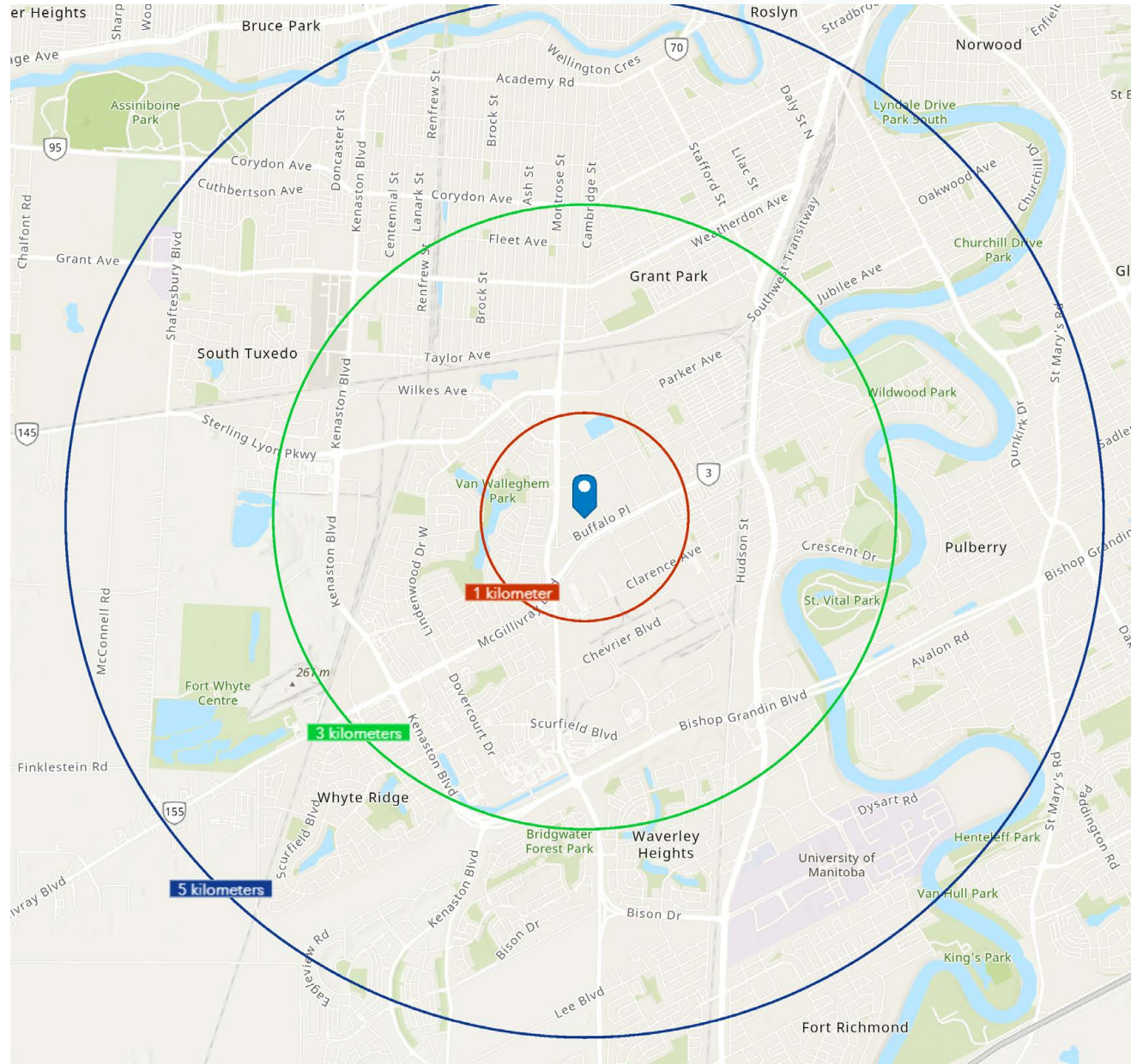


	2025	2030 (f)
1 KM	\$259,065	\$301,794
3 KM	\$130,553	\$152,509
5 KM	\$142,716	\$164,877

### HOUSEHOLDS



	Total Households
1 KM	848
3 KM	22,095
5 KM	66,367





COMMERCIAL REAL ESTATE  
SERVICES INC.

## CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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