



615 Camiel Sys Street, Winnipeg MB

Multi-tenant industrial building in St. Boniface industrial **for lease**

Located in the St. Boniface Industrial Park, Winnipeg's second largest such park, this newer industrial building will have 10,000 sf ready for occupancy by June 1, 2026. Featuring modern construction with $\pm 30'$ ceilings and low site coverage for easier truck movements. Access is

from either Dugald or Plessis Road with excellent City of Winnipeg transit service. The Trans-Canada and Perimeter Highway are less than 10 minutes away providing for easy access to in all directions in and out of Winnipeg.

Accelerating success.

Lease rate:

\$14.95
PSF

Tom Derrett

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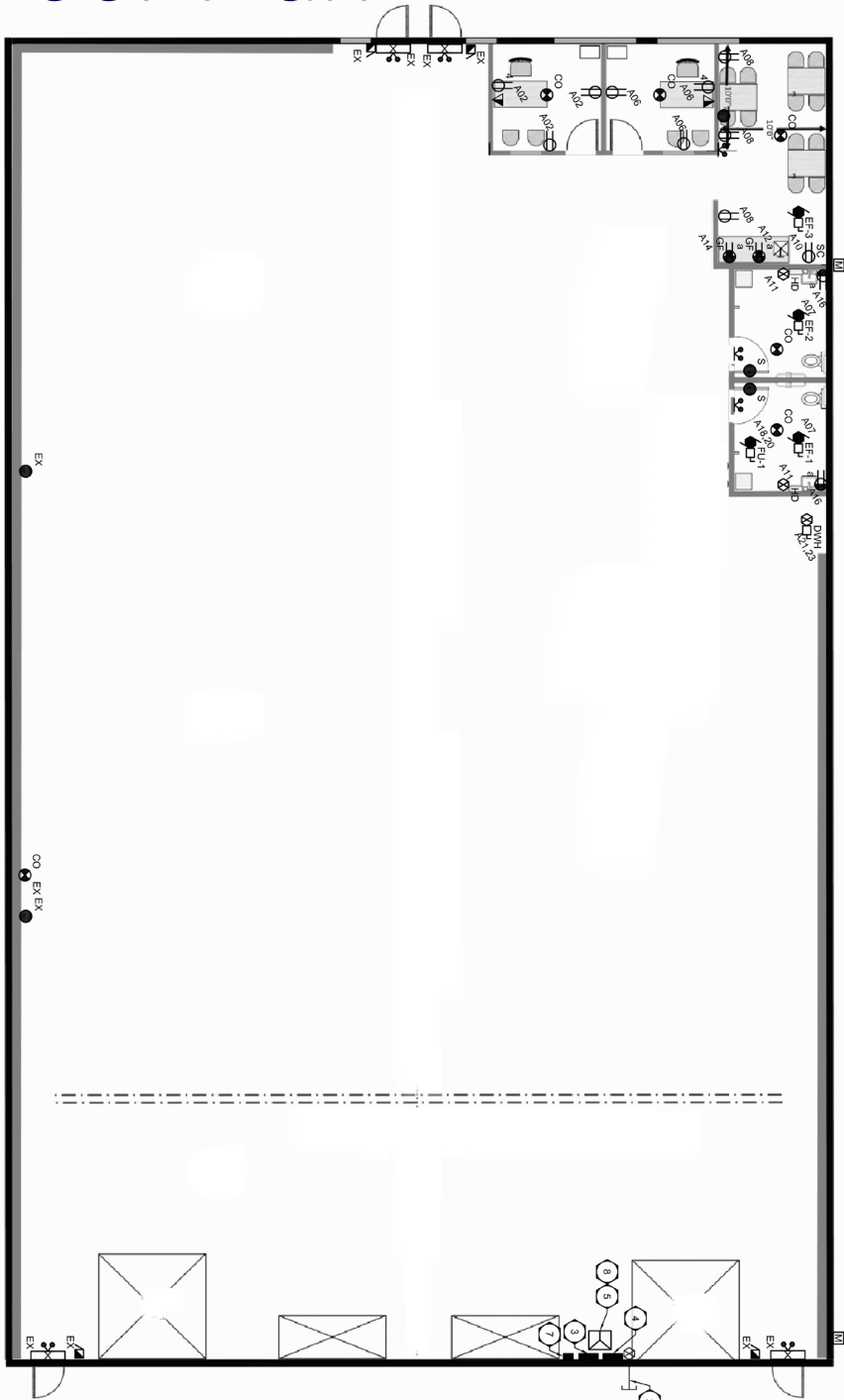
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Floor Plan



Highlights

Retail amenities in the area (the Regent & Lagimodiere shopping node) offer plenty of shopping and dining options less than 5 minutes away.

Available	June 1, 2026
Size	10,000 SF - bay sizes of 5,000 SF (±128' x 39')
Lease rate	\$14.95 net/SF
Operating costs	\$5.20/SF
Ceiling height	±30'
Loading	2 grade (12' x 14') and 2 dock (8' x 10')
Zoning	M2
Construction	Steel stud construction with metal siding on a 6" reinforced concrete floor
Column spacing	±43' x 39'
Lighting	LED lighting, rooftop
Additional features	<ul style="list-style-type: none"> HVAC servicing the office space, gas fired heaters in the warehouse 3 Phase 200 Amp electrical service in with an ESFR Sprinkler System Built out with two offices, a lunch room and 1 accessible washrooms.

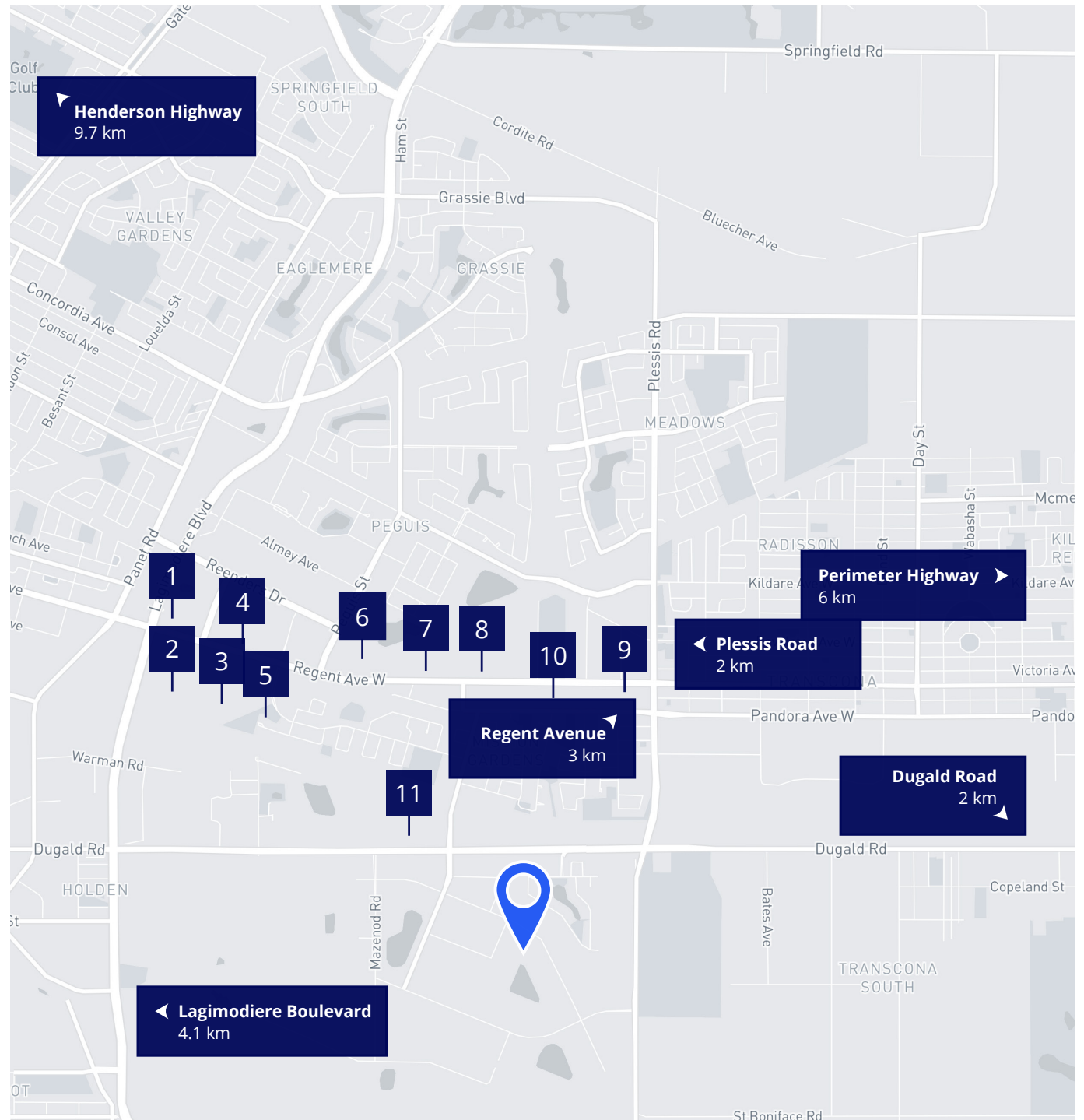


Site Aerial



Property Location

1	Boston Pizza
2	The Home Depot
3	Walmart Supercentre
4	Kildonan Place
5	Best Buy
6	Canadian Tire
7	Costco
8	Club Regent
9	Giant Tiger
10	Canada Inns
11	Tim Horton's





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