

HIGH-QUALITY WAREHOUSE SPACE UNDER CONSTRUCTION IN ST. BONIFACE INDUSTRIAL PARK FOR LEASE



BLACK DIAMOND BOULEVARD

WINNIPEG, MB



*Proposed rendering

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Services provided by Eric A. Ott Personal Real Estate Corporation

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Property Details

LAND AREA (+/-)	7.4 acres
CONSTRUCTION	2026
BUILDING AREA (+/-)	108,000 sq. ft.
AREA AVAILABLE (+/-)	36,000 - 60,000 sq. ft.
NET RENTAL RATE	Contact agent
ADDITIONAL RENT	Contact agent
LOADING	10' x 10' dock doors with leveler 14' x 16' grade doors
ZONING	M3 - Heavy Industrial
CLEAR HEIGHT (+/-)	36 ft.
ELECTRICAL	600 Volt, 3 Phase available
COLUMN SPACING	30' x 50'
AVAILABILITY	Q3 2026

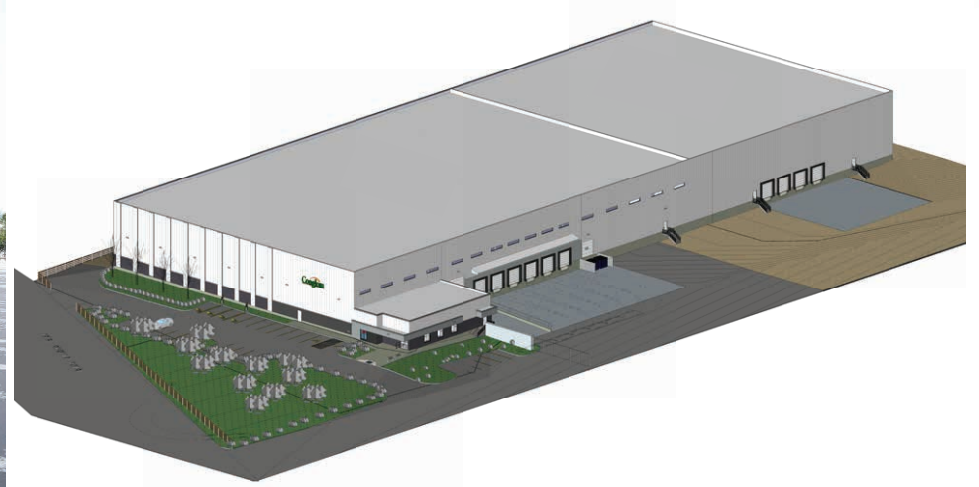
HIGHLIGHTS

- Market-leading clear height for better cube utilization
- New construction with insulated metal panels and high R values for low utility costs
- Office build-out and loading door configuration to tenant specification
- Excess land for trailer parking
- End cap unit available
- Fully sprinklered



The Offering

Capital Commercial Real Estate Services is pleased to offer for lease high quality warehouse space with market leading clear height for better cube utilization, and low site coverage ratio for ample parking and outdoor storage. Consider how many beam elevations will be possible in your new warehouse space, with the corresponding reduction in square footage required to store pallets. Join Conglom in a newly constructed, best in class multi tenant industrial property in Phase 2 of St. Boniface Industrial Park, located across the street from the FedEx distribution centre. The site is in a premium location in St. Boniface Industrial Park, around the corner from multiple controlled intersections, with quick access to Route 59, Dugald, TransCanada and Perimeter Highways of Winnipeg.



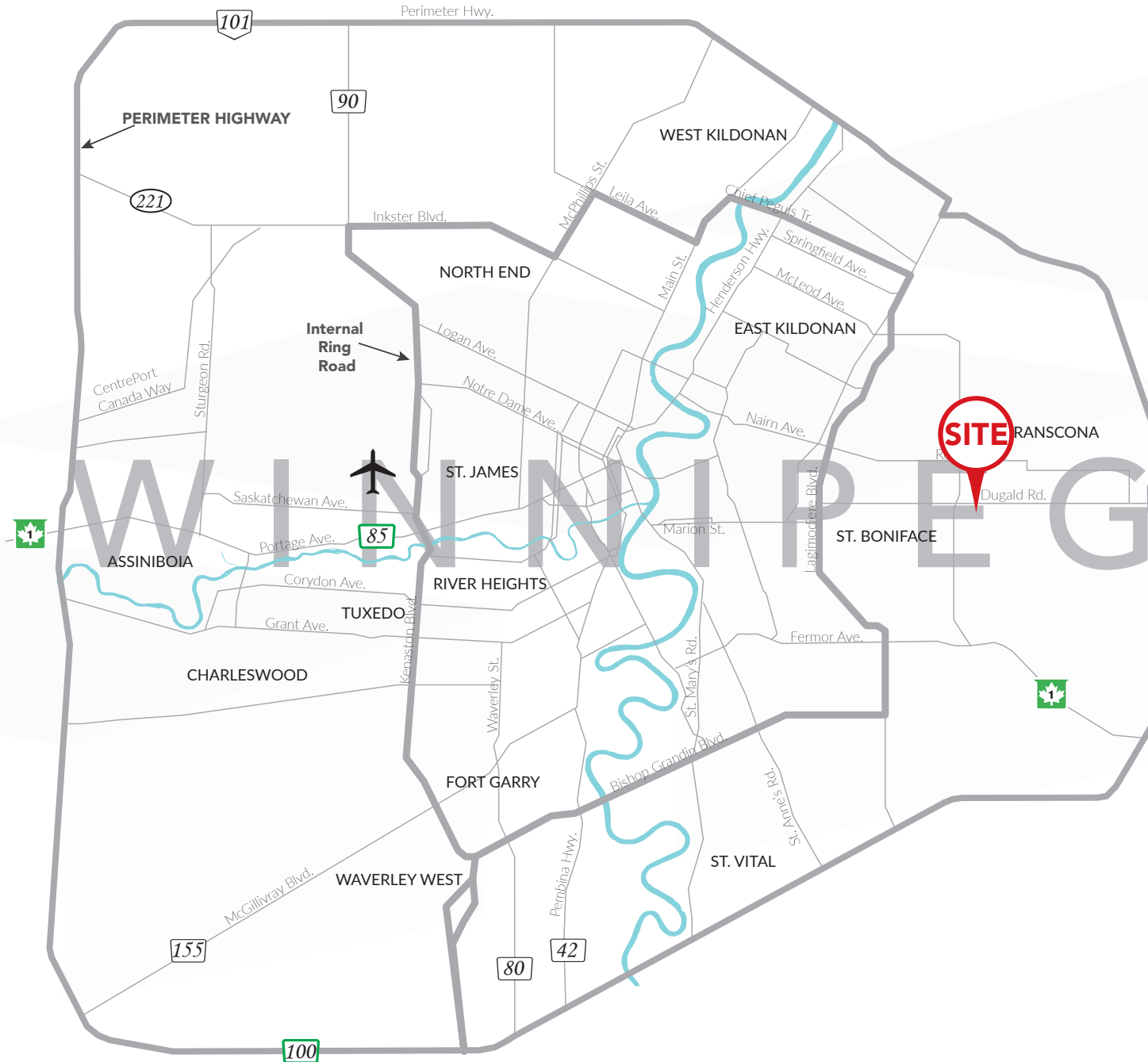
St. Boniface Industrial Park

St. Boniface Industrial Park is Winnipeg's second largest industrial park, measuring over 700 acres. The Park is strategically located near major transportation routes, including Lagimodiere Boulevard, Dugald Road and Plessis Road. These routes provide easy, quick access to the Perimeter Hwy., Trans-Canada Hwy., and Downtown Winnipeg. The Park is fully serviced by public transportation and extensive nearby retail amenities. Residential density and a diversified workforce is strong, with existing adjacent residential neighbourhoods and new development currently under construction.

Winnipeg's main internal arteries provide immediate access to key regional and national transportation routes, including Trans Canada Highway that runs across Canada from east to west, the Perimeter Highway which allows ease of access around the City as well as Highways 75 and 59, which run south into the U.S. Winnipeg also acts as a gateway to Northern Manitoba via Highways 7, 8, and 9.



Drive Time Analysis



DRIVE TIME ANALYSIS



PERIMETER HIGHWAY
9 km / 10 minutes



PORTAGE & MAIN
8.7 km / 18 minutes



CANADA / U.S. BORDER
118 km / 1.5 hours



MANITOBA / ONTARIO BORDER
149 km / 1.5 hours



TRANSCANADA HIGHWAY
8 km / 11 minutes



COMMERCIAL REAL ESTATE
SERVICES INC.



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