

WAREHOUSE SPACE FOR SUBLEASE IN ST. BONIFACE INDUSTRIAL PARK



121-123 De Baets Street

WINNIPEG, MB

FURTHER PRICE REDUCTION TO WELL-BELOW MARKET RATES

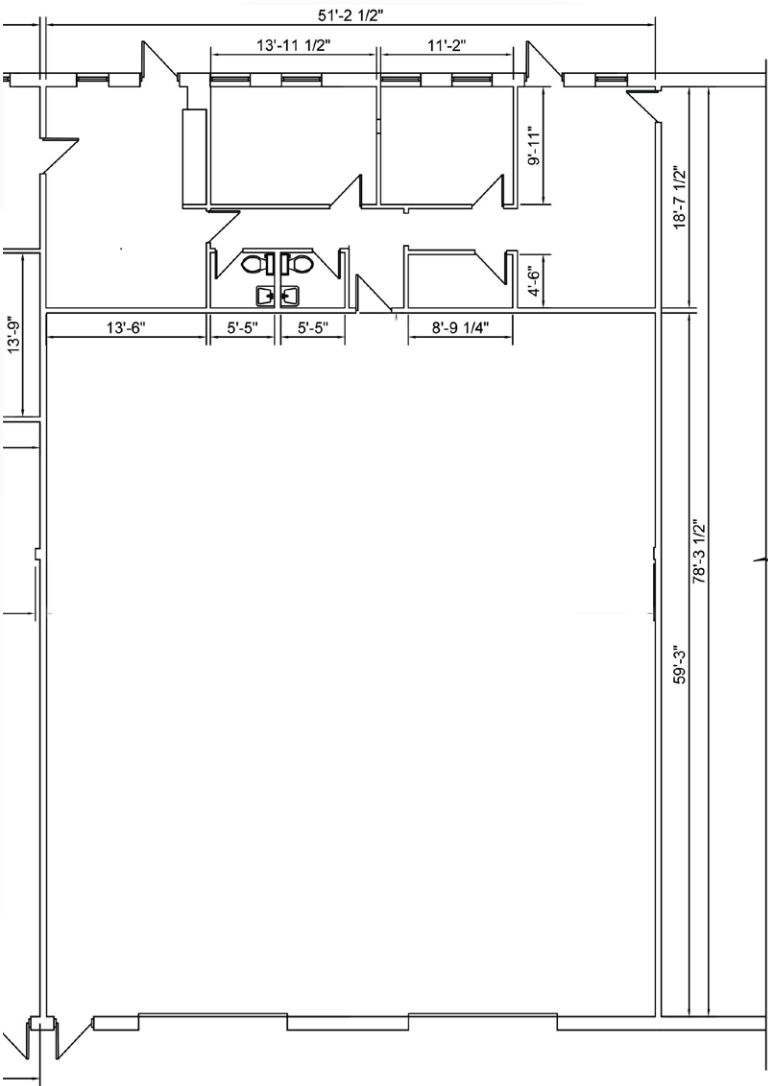


Property Overview

PROPERTY DETAILS

BUILDING AREA (+/-)	20,800 sq. ft.
AREA AVAILABLE (+/-)	4,160 sq. ft.
NET RENTAL RATE	2026: \$8.67 \$7.23 \$6.51 \$5.51 per sq. ft. 2027: \$8.84 \$7.40 \$6.68 \$5.68 per sq. ft. 2028: \$9.02 \$7.58 \$6.86 \$5.86 per sq. ft.
ADDITIONAL RENT	\$8.36 per sq. ft. (est. 2025) plus 5% mgmt. fee of gross rent
LOADING	2 grade level doors
ZONING	M2 - Industrial
ELECTRICAL	100 Amp, 120/208 VOLT, 3 Phase Wire
CLEAR HEIGHT (+/-)	16 ft.
HEADLEASE EXPIRY DATE	December 31, 2028
AVAILABILITY	Immediately

FLOOR PLAN



Site Aerial



Interior Photographs



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.



Area Overview

DRIVE TIME ANALYSIS



RICHARDSON INT'L AIRPORT
24 minutes



PORTAGE AND MAIN
12 minutes



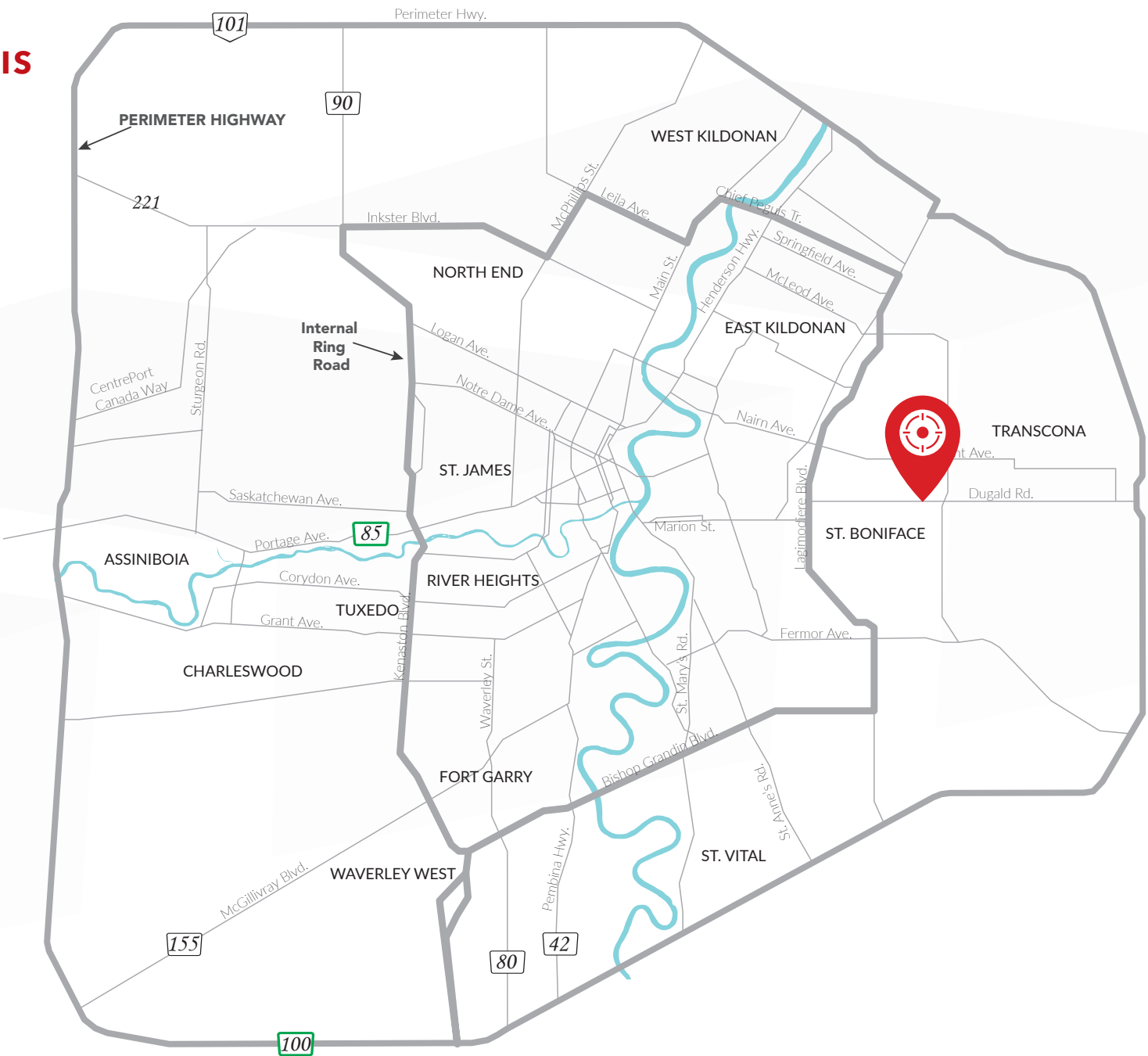
POLO PARK SHOPPING CENTRE
18 minutes



THE FORKS
12 minutes



PERIMETER HIGHWAY
7 minutes



CONTACT

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