



475 De Baets Street | Winnipeg, MB

28' Clear Warehouse For Sub-Lease

Strategically located in Winnipeg's established St. Boniface Industrial Park, this new generation warehouse offers an exceptional opportunity for businesses seeking efficient and accessible industrial space.

Troy Buchanan

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Accelerating success.

Property Overview

This well-maintained facility features a combination of 7 dock-level doors and 3 grade-level doors, providing versatile loading options for a variety of operations, including warehousing, distribution, or light manufacturing. The building has 28' clear heights and an efficient column spacing to offer maximized operational flow.

Size

31,373 SF

Rate

**Contact
Agent**

Additional Rent:

\$6.59/SF

(including management)



FEATURES



7 dock doors
3 grade doors



Zoning
M2



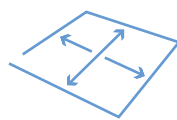
Ample on-site
parking



120' deep bays



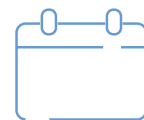
28' clear height



30' x 60'
column spacing

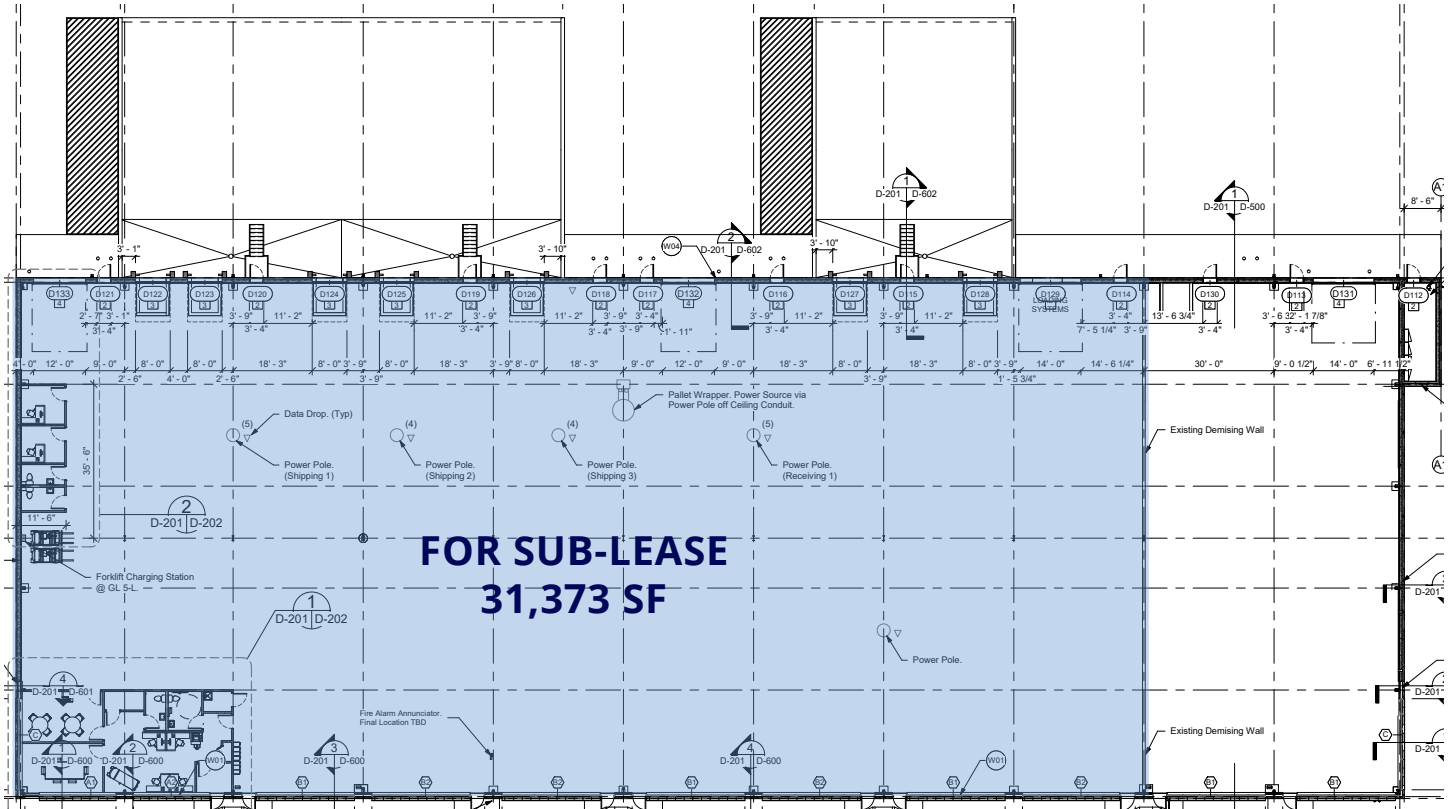


Existing office
buildout



Available on
6 months notice

Floor Plan





Location Overview

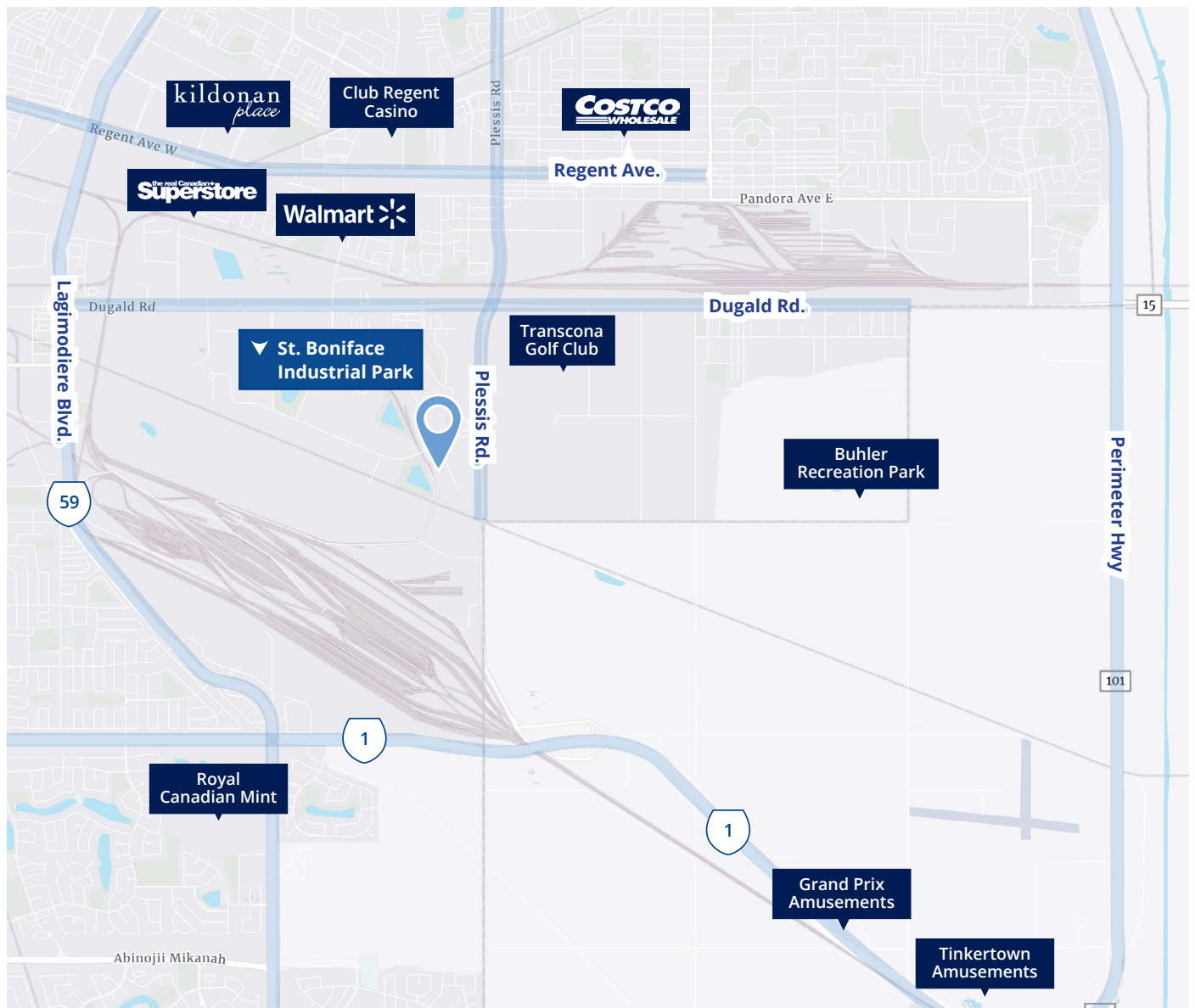
Strategically located in Winnipeg's established St. Boniface Industrial Park, this new generation warehouse offers an exceptional opportunity for businesses seeking efficient and accessible industrial space. St. Boniface Industrial Park offers easy access to major transportation routes including Dugald Road, Highway 59, and the Perimeter Highway, ensuring seamless logistics and connectivity across Winnipeg and beyond.



Excellent access to Dugald Rd., Highway 59, and the Perimeter Hwy.



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