

OFFICE/WAREHOUSE SPACE FOR LEASE



# 70-90 LEXINGTON PARK

## WINNIPEG, MB



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# PROPERTY OVERVIEW

## PROPERTY DETAILS

<b>BUILDING AREA (+/-)</b>	70 Lexington:	130,950 sq. ft.
	90 Lexington:	118,364 sq. ft.
	Total:	249,314 sq. ft.

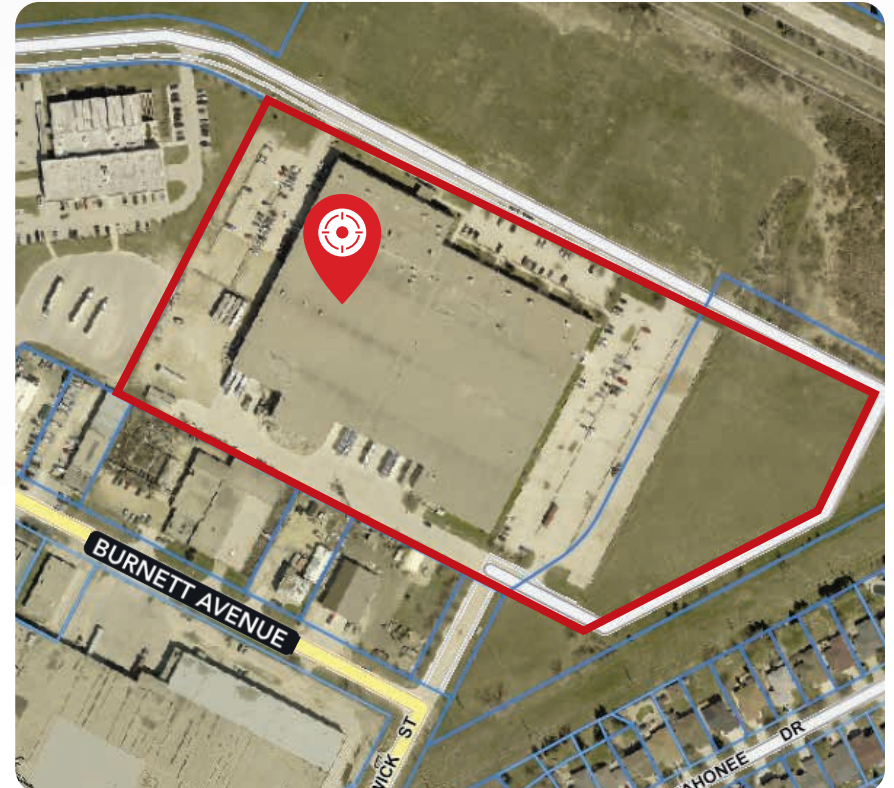
**ZONING** M1 - Manufacturing - Light

**YEAR BUILT** 70 Lexington: 2000  
90 Lexington: 1998

**COLUMN SPACING (+/-)** 50' x 25'

## PROPERTY HIGHLIGHTS

- On-site maintenance staff
- Utilities included in additional rent estimate (dependent on tenant usage)
- Ideal configuration for manufacturing or warehouse use
- Excess land for parking and outdoor compound



# PROPERTY DETAILS

## 70 LEXINGTON

<b>BUILDING AREA (+/-)</b>	Office Space Mezzanine:	23,700 sq. ft.
	Office Space Mezzanine Plus:	3,000 sq. ft.
	Office Ground Floor:	24,500 sq. ft.
	Plant Area:	80,000 sq. ft.
	<b>Total:</b>	<b>130,950 sq. ft.</b>

**NET RENTAL RATE** \$9.50 per sq. ft.

**ADDITIONAL RENT** \$4.25 per sq. ft. (2026)

**LOADING** (6) Dock; (1) Grade

**ZONING** M1 - Manufacturing - Light

**CLEAR HEIGHT (+/-)** 21'

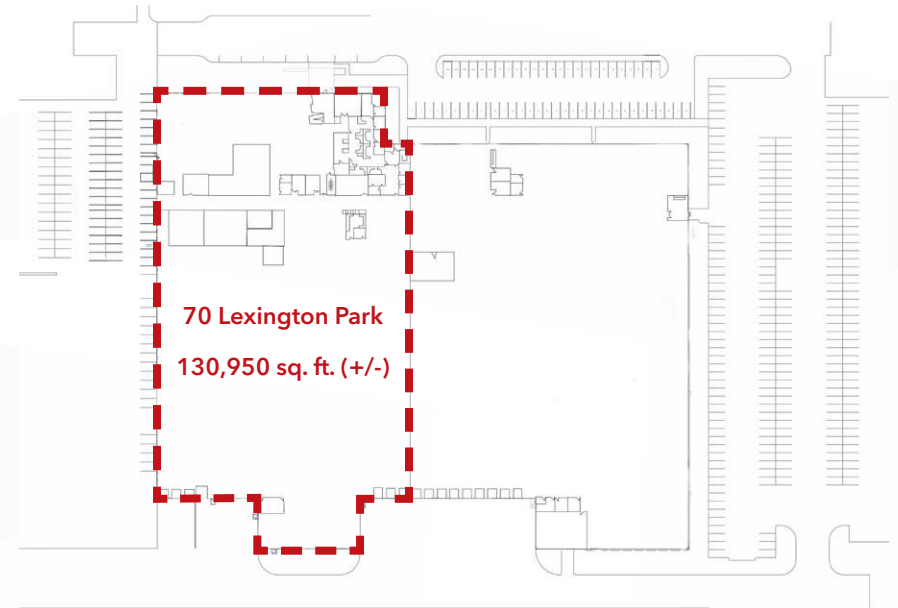
**COLUMN SPACING (+/-)** 50' x 25'

**ELECTRICAL** 600 Volt, 3 phase power

**YEAR BUILT** 2000

**PROPERTY TAXES** \$480,809.24

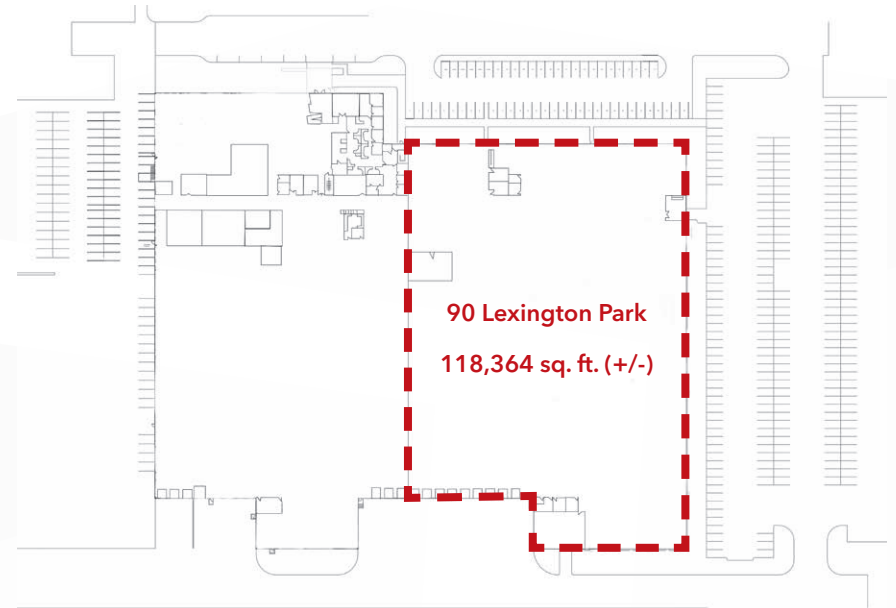
**INTERNET** Fibre available



# PROPERTY DETAILS

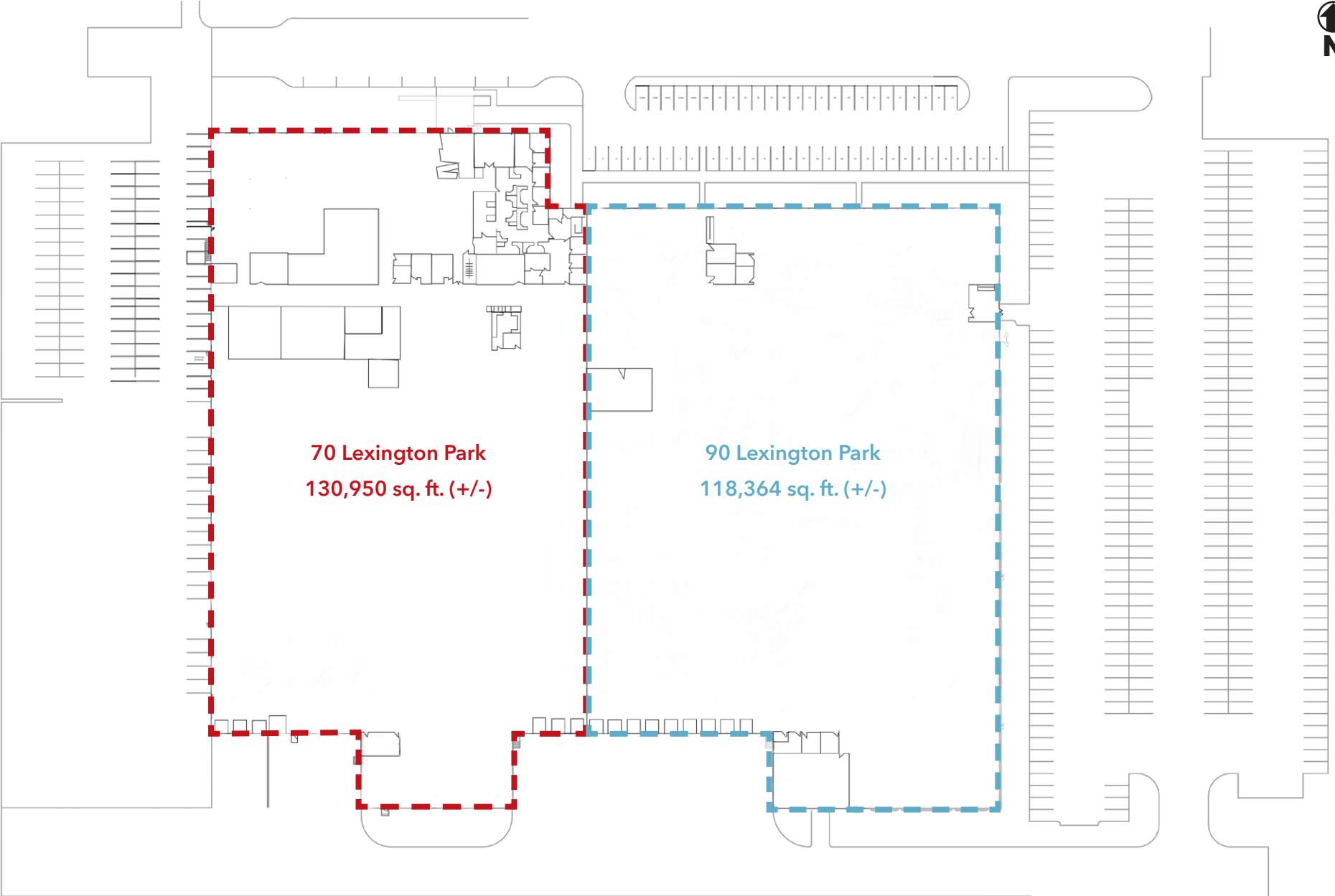
## 90 LEXINGTON

<b>BUILDING AREA (+/-)</b>	Office Space Mezzanine:	13,938 sq. ft.
	Plant Area:	104,426 sq. ft.
	Total:	118,364 sq. ft.
<b>NET RENTAL RATE</b>	\$9.50 per sq. ft.	
<b>ADDITIONAL RENT</b>	\$4.25 per sq. ft. (2026)	
<b>LOADING</b>	(9) Dock	
<b>ZONING</b>	M1 - Manufacturing - Light	
<b>CLEAR HEIGHT (+/-)</b>	21'	
<b>COLUMN SPACING (+/-)</b>	50' x 25'	
<b>ELECTRICAL</b>	600 Volt, 3 phase power	
<b>YEAR BUILT</b>	1998	
<b>PROPERTY TAXES</b>	\$480,809.24	
<b>INTERNET</b>	Fibre available	



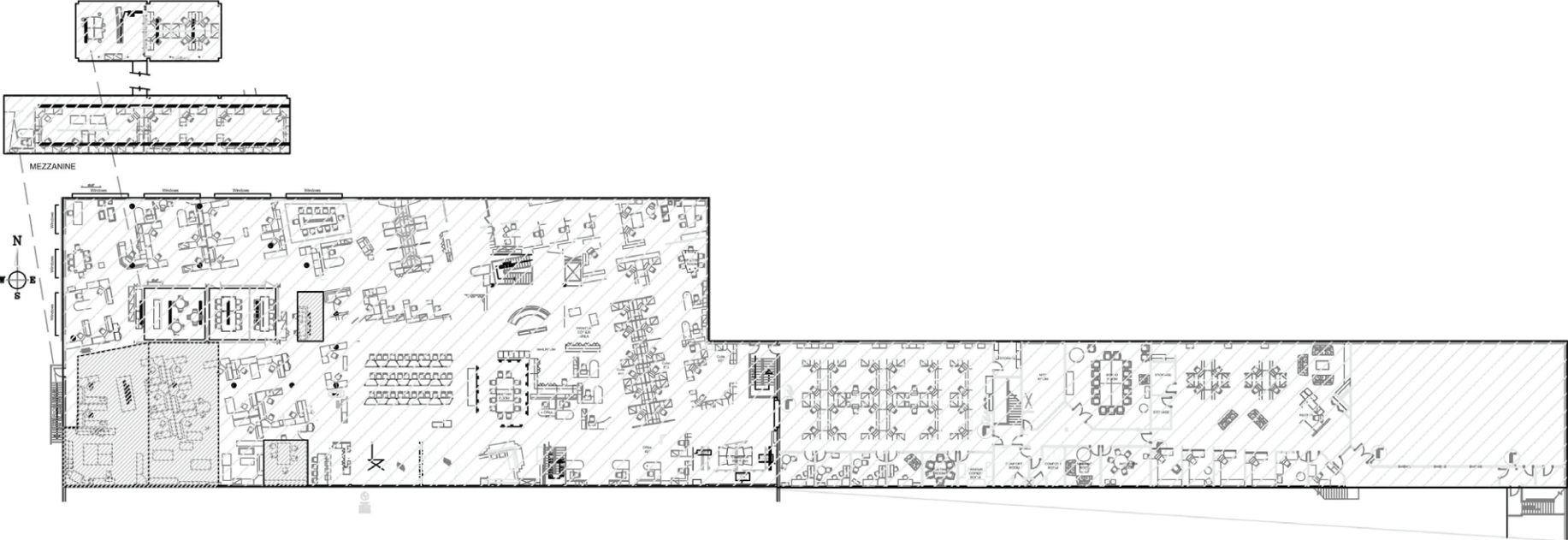
# FLOOR PLAN

## MAIN FLOOR



# FLOOR PLAN

## SECOND FLOOR

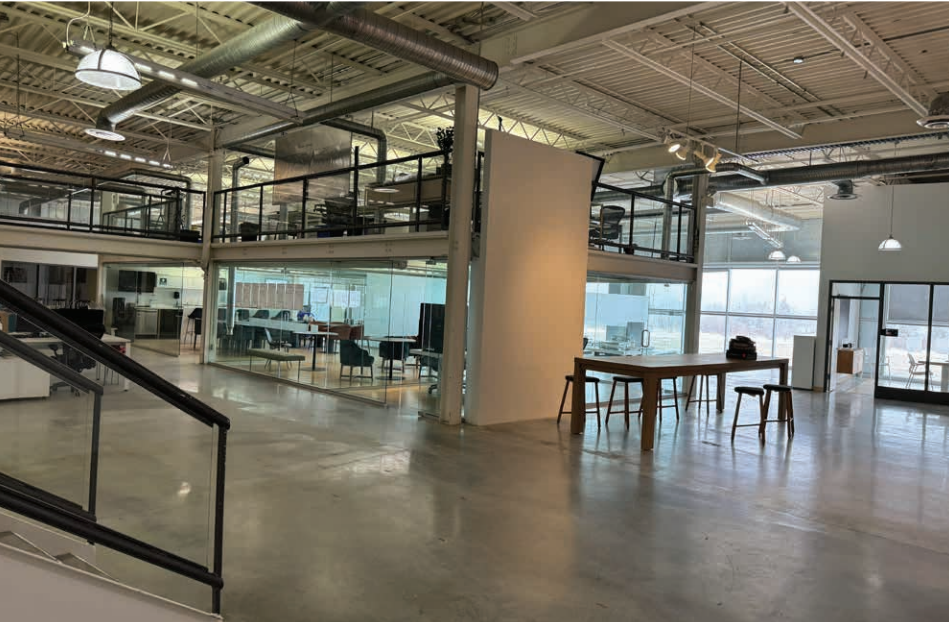


# EXTERIOR PHOTOGRAPHS



# INTERIOR PHOTOGRAPHS

## OFFICE



# INTERIOR PHOTOGRAPHS

## WAREHOUSE



# INTERIOR PHOTOGRAPHS

## WAREHOUSE



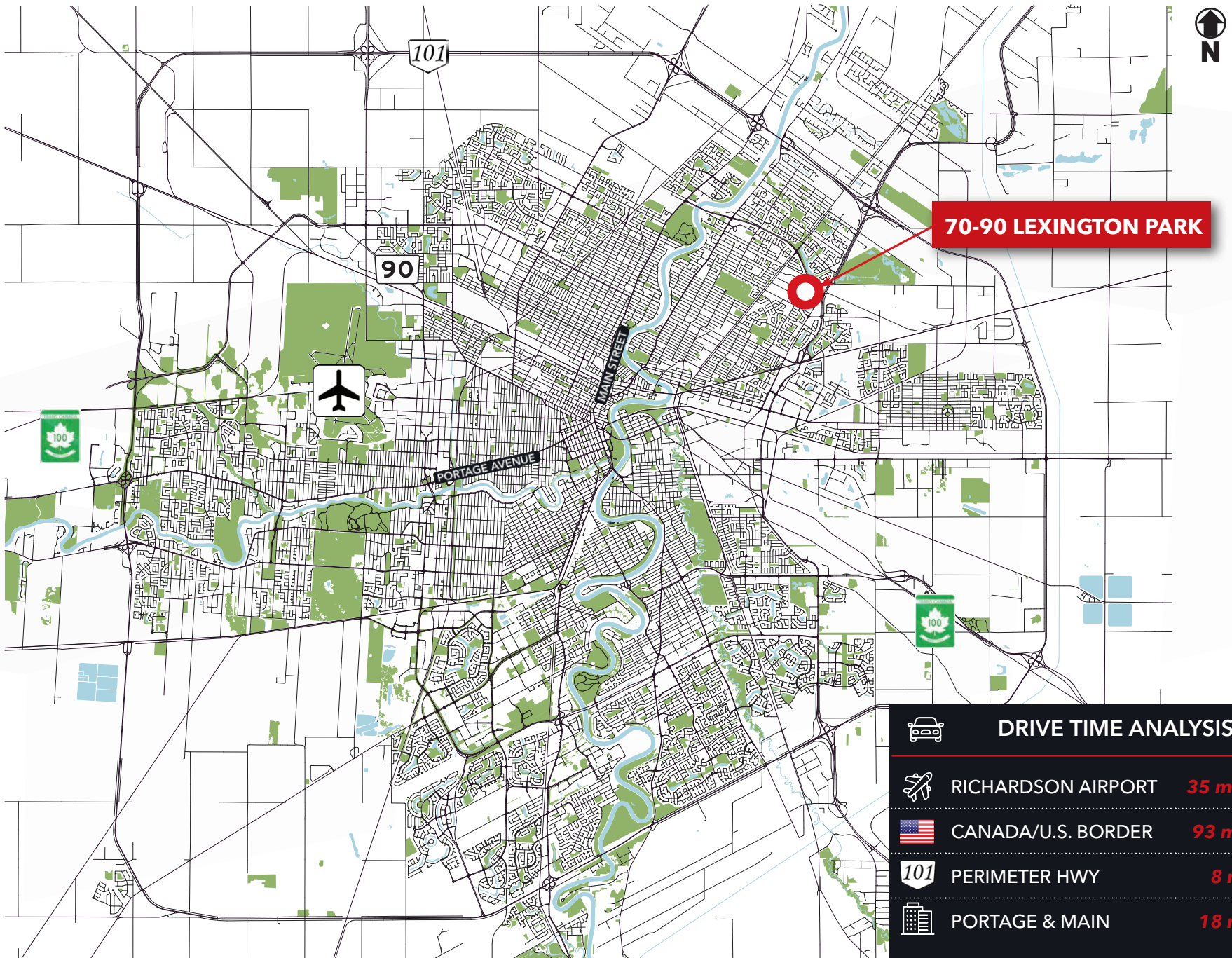
# SITE AERIAL



# LOCATION OVERVIEW



# LOCATION OVERVIEW



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## Contact

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