

**WAREHOUSE SPACE FOR SUBLEASE IN ST. BONIFACE INDUSTRIAL PARK**



# **121-123 De Baets Street**

**WINNIPEG, MB**

**PRICE REDUCED 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 per sq. ft.
2027:	\$8.84	\$7.40	\$6.68 per sq. ft.
2028:	\$9.02	\$7.58	\$6.86 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

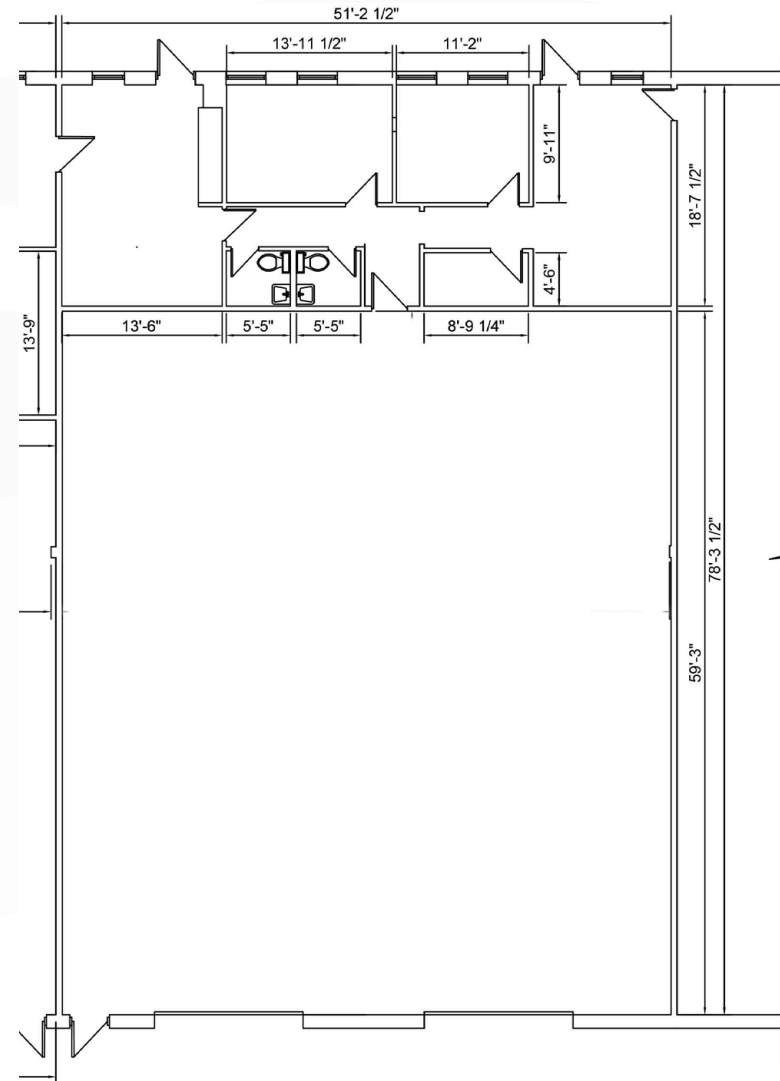
**ELECTRICAL** 100 Amp, 120/208 VOLT, 3 Phase Wire

**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**



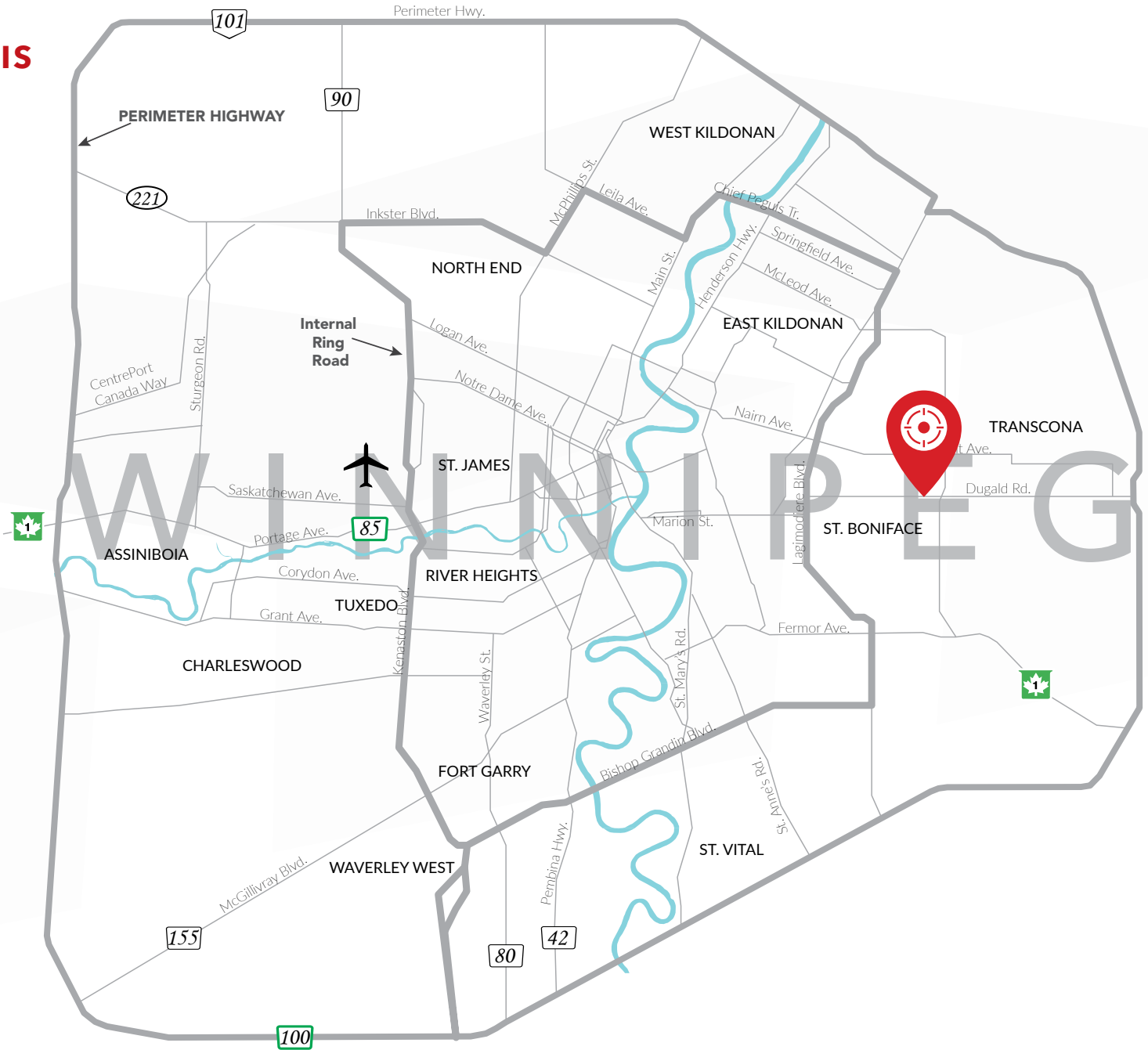
POLO PARK SHOPPING CENTRE  
**18 minutes**



THE FORKS  
**12 minutes**



PERIMETER HIGHWAY  
**7 minutes**



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## **CONTACT**

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