

FLYER

FOR SALE

FULLY LEASED, NEWLY CONSTRUCTED
SINGLE TENANT INDUSTRIAL BUILDING

335 MAZENOD ROAD

WINNIPEG, MB

For further property information,
please contact:

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INVESTMENT OVERVIEW

Colliers International has been retained to act as the exclusive agent in the sale of 335 Mazenod Road in Winnipeg, Manitoba, a newly constructed 78,625 SF single tenant industrial building. The property is well located in the St. Boniface Industrial Area with convenient access to Lagimodiere Boulevard and the Trans-Canada Highway. After being awarded the recycling contract for the City of Winnipeg, the property was custom-built in 2019 for Canada Fibers Ltd., a company recently acquired by GFL Environmental Inc., one of North America's largest environmental services companies.

- Features a lease extending until August 2024 (plus 3 x 5 year options to renew) with Canada Fibers Ltd./ GFL offering prospective purchasers a financially stable, high quality income stream from one of the largest environmental firms in North America;
- Built to service the City of Winnipeg's long term recycling contract, 335 Mazenod Road is a critical facility that will be in constant demand;
- Located in Winnipeg's second largest industrial park on a 7.9 acre site featuring a low site coverage ratio of 23% providing optimal transportation mobility and future expansion and densification potential;
- Strong demand and market fundamentals are present in the Winnipeg industrial leasing sector which features stable rental rates and low vacancy; and
- Offered clear of mortgage and management encumbrances with attractive debt covenants available to drive investment return.

Asking Price:

\$14,300,000
\$182 PSF

Building Area:

±78,625 SF

In-Place Year 1 NOI:

\$786,250

In-Place Year 1 OCR:

5.5%



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PHYSICAL DESCRIPTION

PROPERTY ADDRESS

335 Mazenod Road, Winnipeg, MB

LOCATION

The property is well located within the St. Boniface Industrial Park on the east side of Mazenod Road with convenient access to Lagimodiere Boulevard and the Trans-Canada Highway.

YEAR BUILT

2019

SITE AREA

344,940 square feet (7.9 acres/ 23% coverage)

TOTAL BUILDING AREA

Approximately 78,625 square feet

OFFICE AREA

3,800 square feet

MANUFACTURING AREA

74,825 square feet

ZONING

M3 - Manufacturing Heavy

PARKING

Approximately 28 parking stalls for employees and visitors as currently configured with potential to add parking on the north and east lands.

CEILING HEIGHT

Approximately 40 feet to the ceiling peak

LOADING

The building is equipped with four (4) 8ft x 10ft loading dock doors and three (3) 20ft x 30ft receiving grade doors located on the east side elevation. Two (2) 20ft x 30ft grade doors are located on the south side of the building used for GFL's compactor trailers.

CONSTRUCTION

The building is a steel frame structure built on prestressed, precast concrete piles. Construction drawings are available for review on sharefile.

ROOF

The building features a pitched metal roof system.

ELECTRICAL

The building is serviced by a three phase 600 volt 2,000-amp main electrical service.

MECHANICAL

The manufacturing portion of the building is heated by overhead gas heaters throughout the area. An HVAC system supplies the office areas with both heating and cooling.

SPRINKLER

The building features a wet pipe sprinkler system in the office areas and a dry sprinkler system in the production and compactor room.

2020 PROPERTY TAXES

\$202,144 (\$2.57 PSF)

2020/2021 PROPERTY TAX ASSESSMENT

\$8,276,000

FINANCING

Treat as clear of financial encumbrances.

LEGAL DESCRIPTION

Lot 1 Plan 64225 WLTO in 201 And 202

Roman Catholic Mission Property

OWNERSHIP

Arrow Holdings Manitoba Inc. (not a bare trustee)



Property Aerial



Property Aerial



Area Map

OFFERING PROCESS



Process

Based on information contained in the CIM, information contained in the Data Room, and other information that may be made available by Advisor upon request, interested parties are invited to **submit an offer and/or expression of interest on Friday, November 27, 2020 at 2:00 p.m. (Central Time) / 3:00 p.m. (Eastern Time).**

It is the intent of the Vendor to enter into the Vendor’s form of Purchase and Sale Agreement (PSA) for the Property with the appropriate bidding entity or entities. None of the initial offers, regardless of their form and content will create any binding legal obligations upon the Vendor or Advisor.

Neither the Vendor nor Advisor make any representation or warranty, or any agreement whatsoever, that the Vendor will accept any of the offers or any agreements of purchase and sale, before or after negotiations, which may be extensive. Neither the Vendor nor Advisor shall compensate any participant for any costs incurred in its participation in the process.

Property Inspection

In no event shall any prospective Purchaser or any of its agents or contractors contact any governmental authorities concerning the Property, or make any physical inspection or testing of the Property, without the prior written consent of the Vendor, whose consent may be withheld.

Data Room Material

A data room has been set up for this transaction. Prospective Purchasers are strongly encouraged to access the data room in order to make their offers as unconditional as possible. Information contained in the data room will include items such as the CIM, tenant lease documentation, title search, property tax & assessment statements, site plans and financial files. Advisor has made data room material available online at Colliers Sharefile; access is restricted to those who have executed a Confidentiality Agreement (CA) and have been issued a user login and password.

Offering Guidelines

Preferably a Letter of Intent (“LOI”) should outline the terms for the purchase of the Property and should include, at a minimum, the following information and items:

- Purchase price, required due diligence, deposits, and closing date;
- Name of the ultimate beneficial owners of the Purchaser, including their respective percentage interests;
- Evidence of the Purchaser’s financial ability to complete the transaction;
- Confirmation the Property will be purchased on an “as is, where is” basis;
- Terms and conditions of closing, including a schedule of high-level timing, events and representations and warranties to complete the transaction; and
- An address, email address and fax number for the delivery of notices to the Purchaser.

The Vendor reserves the right to remove the Property from the market and to alter the offering process described above and timing thereof, at its sole discretion.

Offers should be directed to:

Arrow Holdings Manitoba Inc.
c/o Colliers International
305 Broadway, Suite 500 | Winnipeg, MB R3C 3J7

Attention: Don White / Scott Chandler / Bill Pitt

Review of Offers

Letters of Intent (“LOIs”) will be evaluated based upon, but not limited to, the structure proposed by the prospective Purchaser, the net proceeds to the Vendor, the prospective Purchaser’s ability to complete the transaction, the time lines and proposed closing conditions. The Vendor is not obliged to accept any offer and reserves the right to reject any or all offers received and will move to use their standard form of Purchase and Sale Agreement (PSA) once a Purchaser has been selected to transact with.

Sale Conditions

The Property and any fixtures, chattels and equipment included with the Property are to be purchased on an “as is, where is” basis. There is no warranty, expressed or implied, as to title, description, condition, cost, size, quantity or quality thereof.

Exclusive Agents Acting for Vendor

All inquires regarding the Property or any information contained in this Flyer should be directed to Colliers as the Exclusive Agent for the Vendor:

Colliers International
500 - 305 Broadway
Winnipeg, Manitoba R3C 3J7

Colliers Capital Markets | Canada
181 Bay Street, Suite 1400
Toronto, Ontario M5J 2V1

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