



Land for Sale

# ST. BONIFACE INDUSTRIAL

Developer/User Opportunity

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Colliers International Winnipeg

2018

# INVESTMENT OVERVIEW



Colliers International has been retained by QuadReal Property Group LP to act as the exclusive agent in the sale of (+/-) 22.1 acres of development land located on DeBaets Street in Winnipeg, MB.

## Features of this development land opportunity include:

- Located in Winnipeg's second largest established industrial park.
- Great opportunity for development as the gap in rental rates for new construction vs. existing inventory is narrowing.
- Land is zoned and serviced, ready to develop.
- Land is subdivided into 5 parcels and available in individual parcels or together as a whole.

## Total Land Area

- > (+/-) 22.1 acres

## Price

- > \$250,000 per acre

## Zoning

- > M2 - Industrial District

## Environmental

- > Pinchin Phase 1 (May 2013)

## Servicing

- > City of Winnipeg services available to property lines

## Legal

- > 2293505 - Lots 3, 4, 5, 6, 11, & 12 Block 8, Plan 13723 WLTO in Lots 159 to 166 & 195 to 201 RCMP
- > 2293510 - Parcel C, Plan 45693 WLTO in Lots 159 & 160 RCMP

# OFFERING PROCESS



## DOCUMENT CONTENTS

This marketing material is being delivered to assist prospective purchasers but does not purport to be all inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This document is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property.

Neither the Vendor nor Colliers make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verifications. The Vendor and Colliers expressly disclaim any and all liability for any errors or omissions in the document or any other written or oral communication transmitted or made available to prospective purchasers.

## SALE CONDITIONS

The Property and any fixtures, chattels and equipment included with the Property and are to be purchased on an “as is, where is” basis. There is no warranty, express or implied, as to title, description, condition, cost, size, quantity or quality thereof. The Vendor is under no obligation to accept an offer to purchase and will evaluate and respond to all offers to the Vendor’s sole discretion.

## OFFER TO PURCHASE

All offers will be dealt with and responded to as they are presented.

## EXCLUSIVE AGENT

All inquiries regarding the property or any information contained in this document should be directed to Colliers as exclusive agents for the Vendor.



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# MARKET INSIGHTS



## Translating Information Into Insights

Winnipeg's industrial real estate market enters 2018 on a very solid note with market fundamentals remaining strong. Vacancy continues to be low at 2.99% and is significantly lower than that of our Western neighbors in Alberta and Saskatchewan. Asking rental rates and market net rents have continued their upward trend over the past 8 years.

### ST. BONIFACE INDUSTRIAL PARK

With very little supply of serviced industrial land available in Winnipeg, there continues to be high demand from investors and users to acquire larger, well located parcels to develop. Approximately 18% of the City's industrial building inventory is located in the East portion of Winnipeg with the vast majority of this product consisting of buildings in the St. Boniface Industrial Park and its 700 acres of land. This 22.1 acre parcel for sale is the last scalable opportunity to build in the St. Boniface Industrial Park and provide for a variety of building footprints.

The land asset features easy and efficient access from both Dugald and Plessis Road. The site is less than a five minute drive from the Trans-Canada Highway, (Winnipeg's Perimeter Highway) and is only 15 minutes to Downtown Winnipeg. Compelling amenities in close proximity to the St. Boniface Industrial Park include the Regent Avenue and Lagimodiere Boulevard retail node, public transportation and many quick serve/dine in restaurant options. There is also a supporting residential network in close proximity to the St. Boniface Industrial Park that currently provides a diversified and reliable work force.

### ST. BONIFACE INDUSTRIAL PARK: NOTABLE TENANTS

New Flyer Industries, Federal Express, Vita Health, Great West Life, Samuel, Son & Co., The Winnipeg Regional Health Authority, The City of Winnipeg Police Department, Franklin Electric, Madero Doors & Hardware, USG, Cabela's Canada, CanWel Building Materials Group, Century Vallen and Red River Co-Op.

# LOCATION

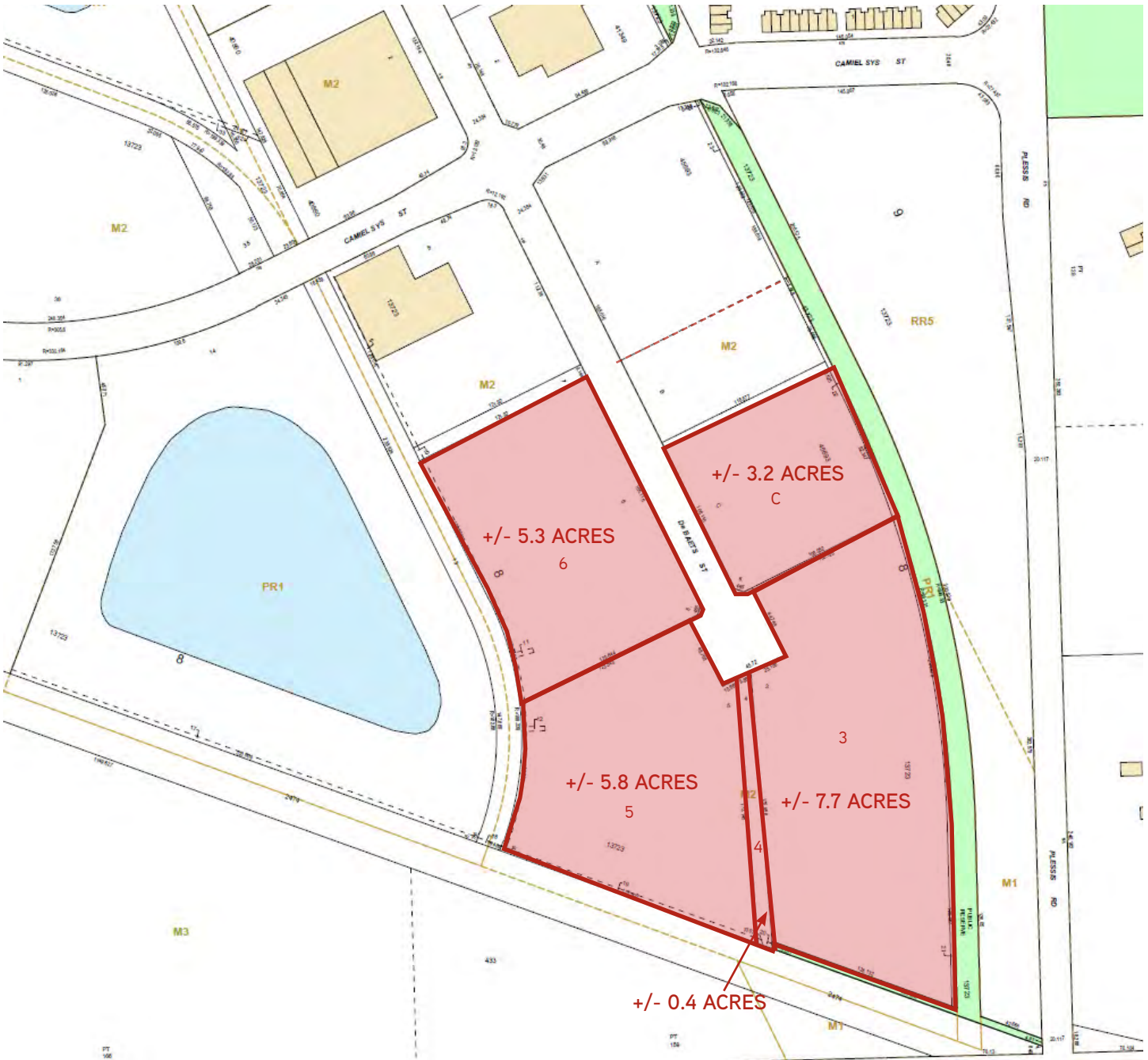


# LOCATION

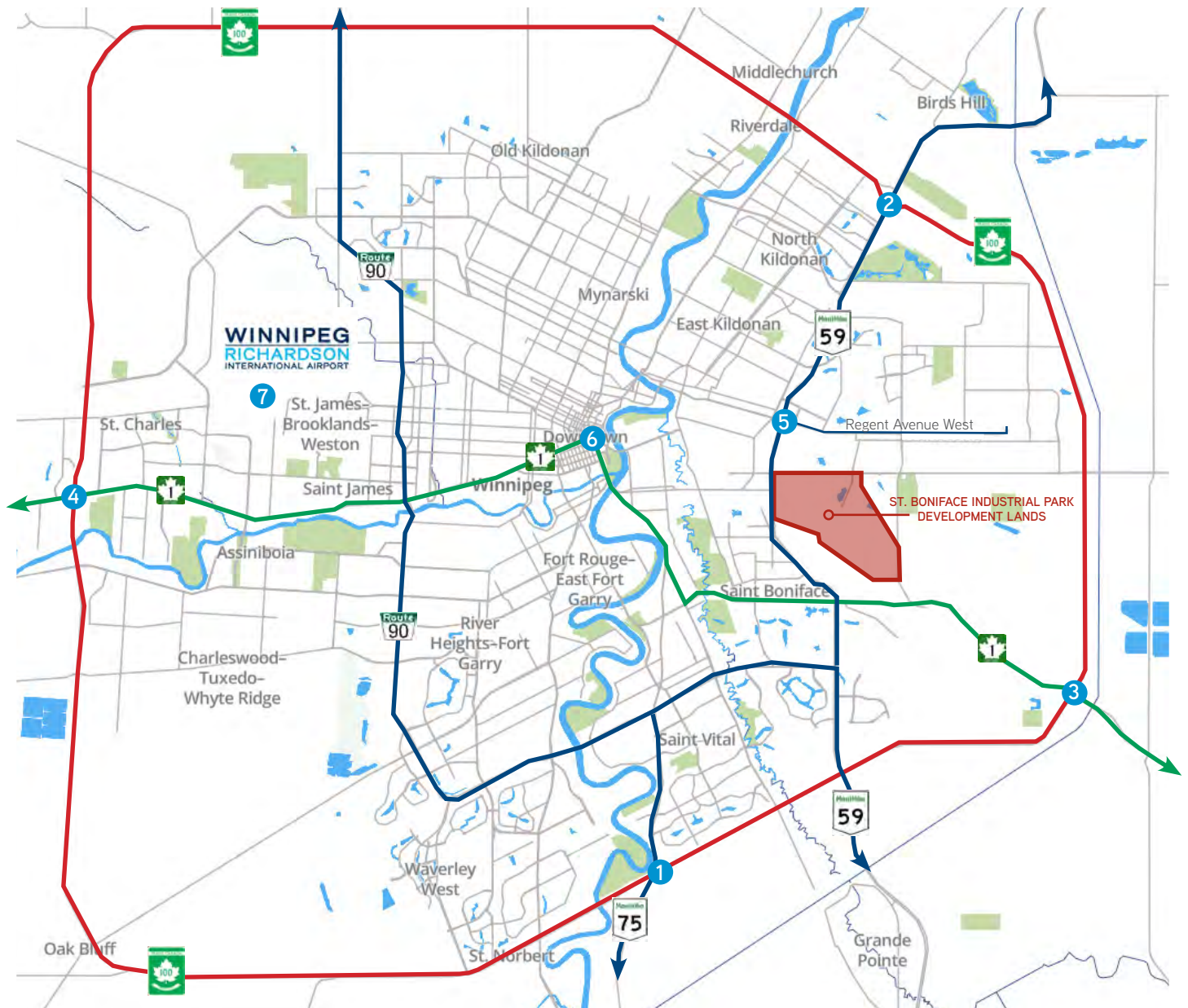


# ZONING MAP

The zoning map below outlines the current breakdown of the +/- 22.1 Acre site. All parcels are available to be purchased separately or together as one transaction. The separate parcel sizes provide flexibility for users and developers alike to meet their desired needs.



# WINNIPEG MAP



Route from St. Boniface Industrial Park	Distance (Km)	Drive Time
1 South Perimeter Highway (HWY 100) & HWY 75	17	17 min
2 North Perimeter Highway (HWY 100) & HWY 59	10	12 min
3 East Perimeter Highway (HWY 100) & Trans-Canada Highway East	8	7 min
4 West Perimeter Highway (HWY 100) Trans-Canada Highway West (HWY 1)	45	34 min
5 Lagimodiere Boulevard (HWY 59) & Regent Avenue West	3.7	8 min
6 Downtown (Portage Ave & Main St)	8.5	14 min
7 Winnipeg Richardson International Airport	18	29 min
US Border Crossing - Via HWY 75	114	1 hr 22 min
Via HWY 59	109	1 hr 29 min



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# 396 offices in 68 countries on 6 continents

United States: **153**

Canada: **29**

Latin America: **24**

Asia Pacific: **79**

EMEA: **111**

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## \$2.6B

US\* in annual  
revenue

## 2B

square feet  
under management

## 15,000

professionals  
and staff

\*Based on 2016 results

## About Colliers International Group Inc.

Colliers International Group Inc. is an industry leading global real estate services company with more than 15,000 skilled professionals operating in 68 countries. With an enterprising culture and significant employee ownership, Colliers professionals provide a full range of services to real estate occupiers, owners and investors worldwide. Services include strategic advice and execution for property sales, leasing and finance; global corporate solutions; property, facility and project management; workplace solutions; appraisal, valuation and tax consulting; customized research; and thought leadership consulting.

Colliers professionals think differently, share great ideas and offer thoughtful and innovative advice that help clients accelerate their success. Colliers has been ranked among the top 100 outsourcing firms by the International Association of Outsourcing Professionals' Global Outsourcing for 11 consecutive years, more than any other real estate services firm.

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