

COLLIERS INTERNATIONAL

500, 305 Broadway
Winnipeg, MB R3C 3J7
www.colliers.com/winnipeg



SINGLE TENANT WAREHOUSE BUILDING FOR SALE
Located in Inkster Industrial Park

1771 Inkster Boulevard

Winnipeg, MB

Sale Price

\$8,500,000



Accelerating success.

collierscanada.com

Available Space & Costs

Currently used as a clothing distribution facility with a full mezzanine structure in the warehouse, the property provides excellent loading and warehouse capability. The previous user had a high need for finished office, large meeting and showroom space. The well-appointed finished space may not meet a traditional distribution model and could be removed creating more warehouse space. Recent upgrades to the building interior, exterior, paving and landscaping total over \$3,000,000.

Civic Address	1771 Inkster Boulevard	Power	3 Phase - Heavy power available - (TBC)
Site	8.6 acres	Sprinkler	Fully sprinklered
Size	123,017 SF total over two floors (101,000 SF main level, 22,017 SF second floor)	Site Coverage	27% allows for future building expansion
Office/Showroom	(+/-) 53,017 SF on the main and second levels	Parking	288 spots + ample room for 53' trailer parking
Warehouse	(+/-) 70,000 SF (not including mezzanine)	Column Spacing	40' x 30'
Ceiling Height	21 feet (to underside of joists)	Age	Built in 1974
Loading	6 dock loading doors and 1 (14' x 10') grade at North loading area 8 dock doors at East loading area	Frontage	582 feet along Inkster Boulevard
Zoning	M2	Property Taxes (2019)	\$183,045.29
HVAC	Combination of Rooftop HVAC, Air Handler connected to a sub grade water cooling loop and gas fired heaters	<ul style="list-style-type: none">• Full commercial kitchen• 9 km to James A. Richardson International Airport• 8 km to Winnipeg's perimeter highway and easy access to CentrePort Canada Way• Elevator servicing second level	
Access	2 curb cuts accessing the site from west bound Inkster Boulevard along with a direct median turn lane into the site.		

Sale Price

\$8,500,000



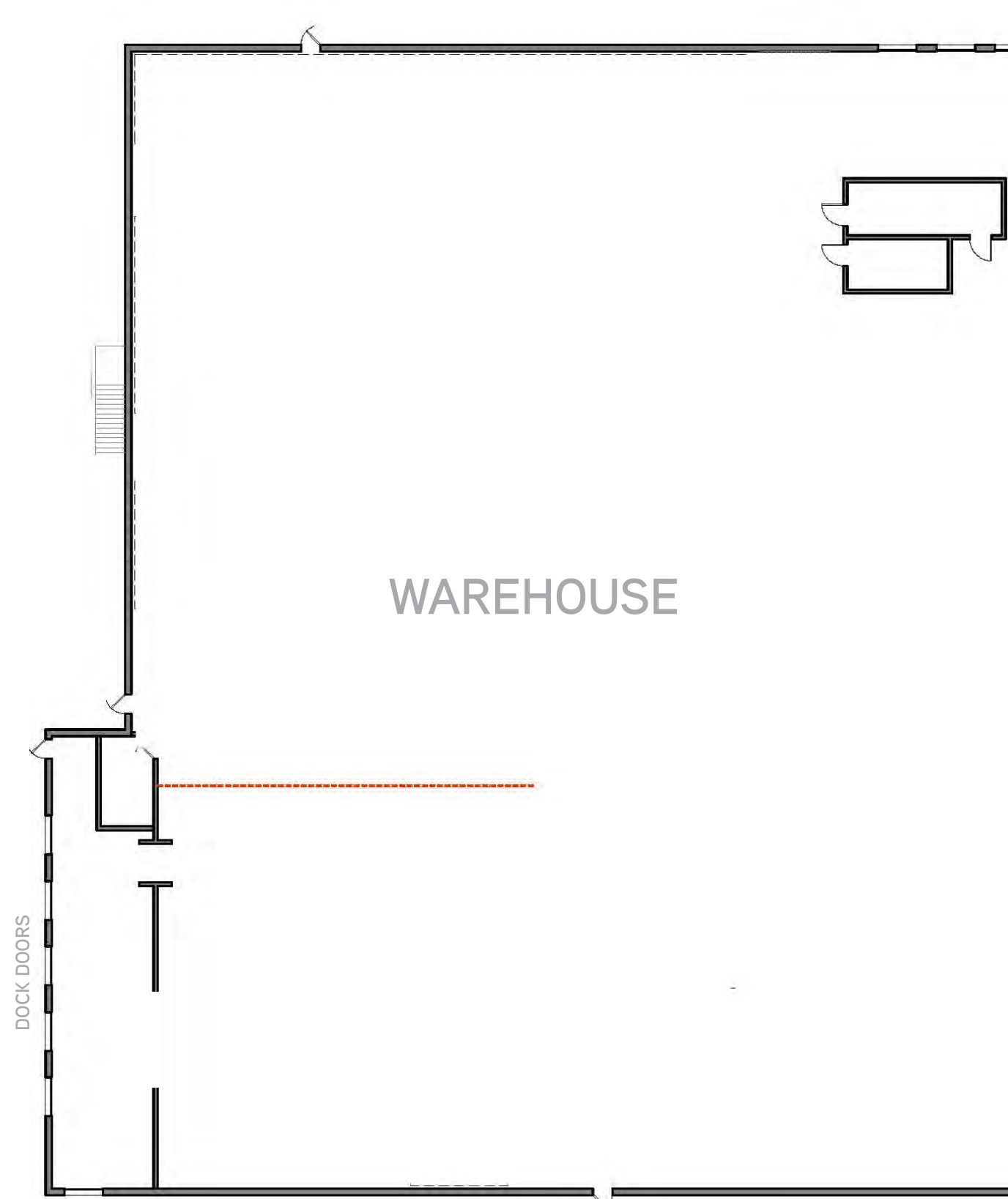


The Area

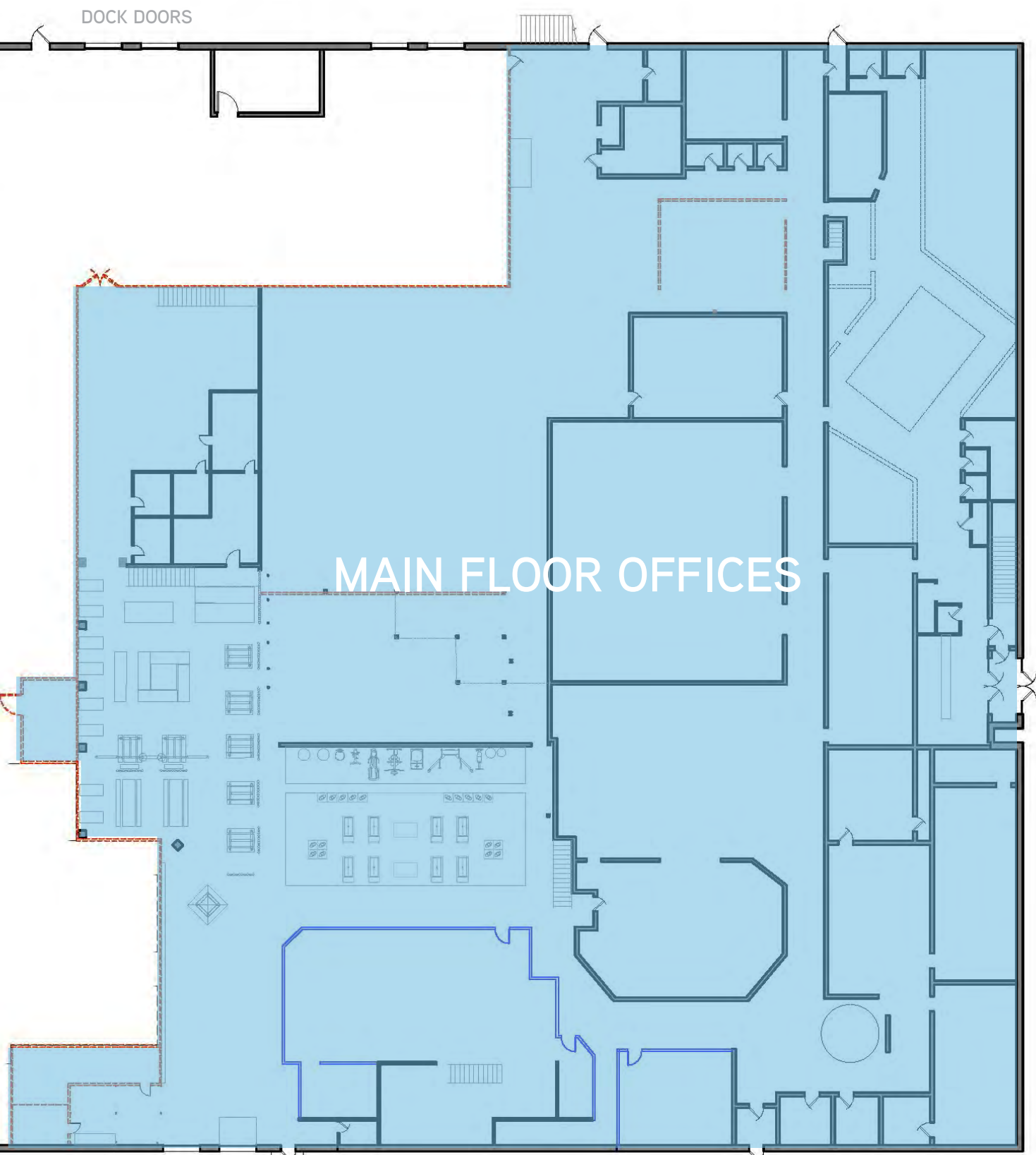
Located in the Inkster Industrial Park, the property is situated with easy access to Inkster Boulevard, Centerport Canada Way and Route 90 – Winnipeg’s main trucking arteries. The James A. Richardson International Airport is less than 14 minutes away.

1771 Inkster Boulevard is trophy industrial single tenant industrial property located in the Inkster Industrial Park, Winnipeg’s largest industrial development. The building, situated on 2.8 acres is generally open office, spacious showroom space, grade and dock loading along with a third of an acre paved and fenced compound space.

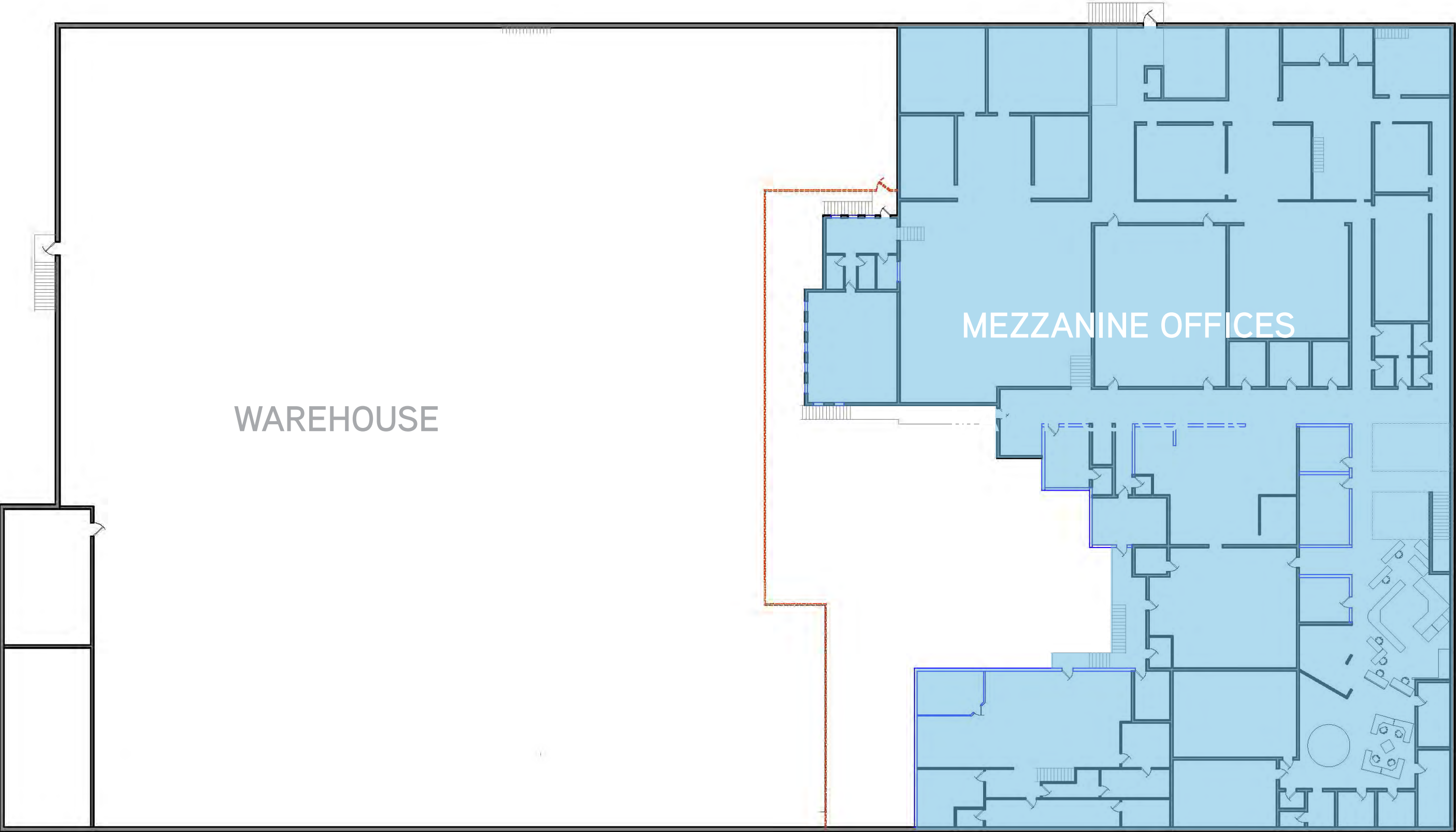
DRIVE TIMES	
Perimeter Highway	6 min. drive
J.A.R. International Airport	10 min drive
Downtown Winnipeg	15 min. drive
University of Manitoba	25 min. drive

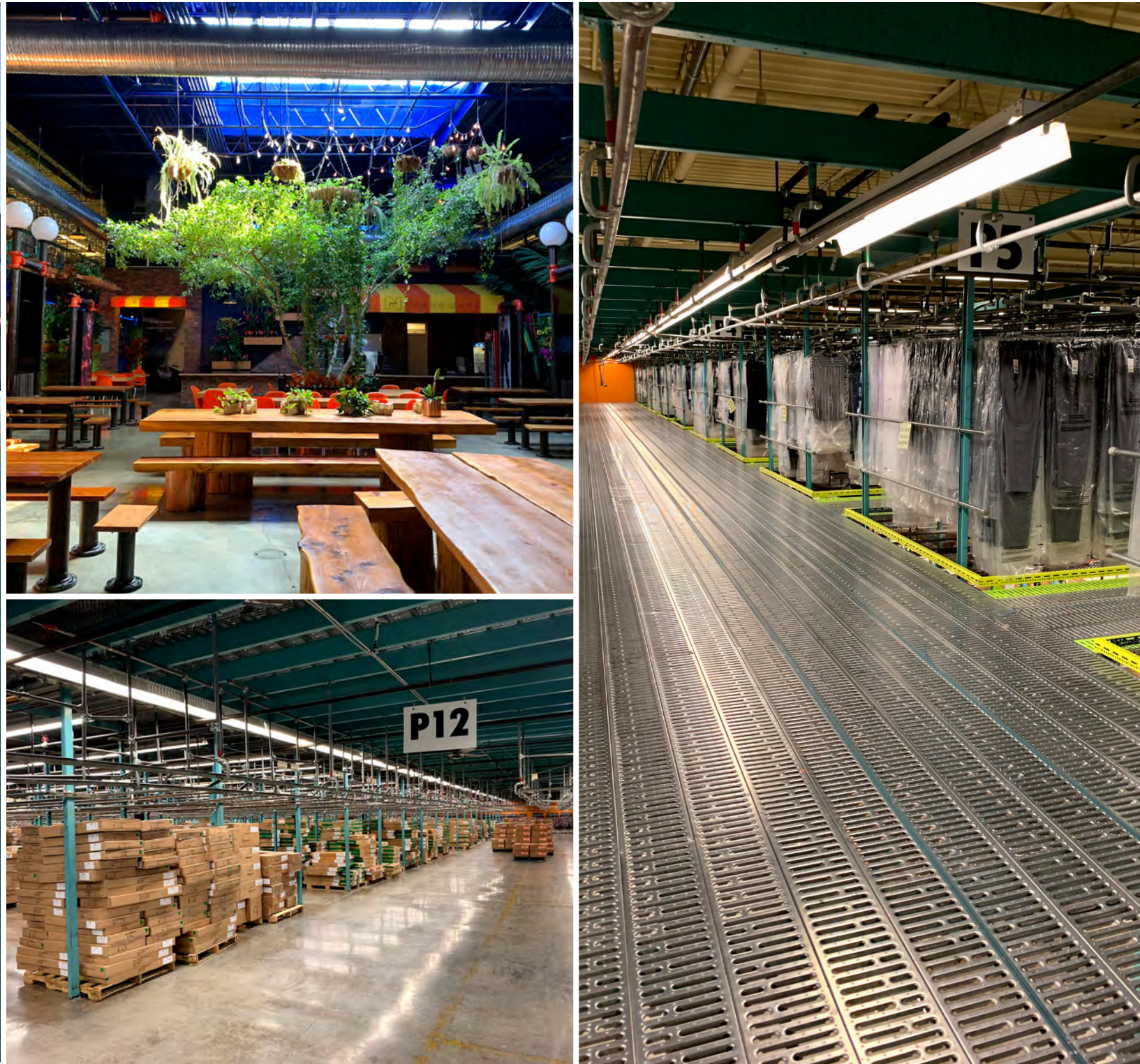


WAREHOUSE



MAIN FLOOR OFFICES







This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. Colliers International is a worldwide affiliation of independently owned and operated companies. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2020. All rights reserved. Colliers International.

500, 305 Broadway
Winnipeg, MB R3C 3J7
www.colliers.com/winnipeg

Tom Derrett

Vice President
+1 204 926 3820
tom.derrett@colliers.com

Murray MacRae

Vice President
+1 204 926 3836
murray.macrae@colliers.com

Gary Goodman

Vice President
+1 204 926 3834
gary.goodman@colliers.com

Troy Buchanan

Senior Sales Representative
+1 204 926 3849
troy.buchanan@colliers.com

Dan Bushuk

Sales Representative
+1 204 954 1796
dan.bushuk@colliers.com

