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New construction multi-tenant industrial building



FOR LEASE | 615 Camiel Sys Street, Winnipeg | MB

Located in the St. Boniface Industrial Park, Winnipeg's second largest such park, this state of the art industrial building will be ready for occupancy by October 1 2020. Featuring modern construction with $\pm 30'$ ceilings and low site coverage for easier truck movements. Access is from either Dugald or Plessis Road with excellent City of Winnipeg transit service. The Trans-Canada and Perimeter Highway are less than 10 minutes away providing for easy access to in all directions in and out of Winnipeg. Retail amenities in the area (the Regent & Lagimodiere shopping node) offer plenty of shopping and dining options less than 5 minutes away.

Lease Rate:

\$10.95
PSF NET

Op Cost:

\$4.30
PSF

Tom Derrett

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

Troy Buchanan

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

Gary Goodman

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

Dan Bushuk

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



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Specifications

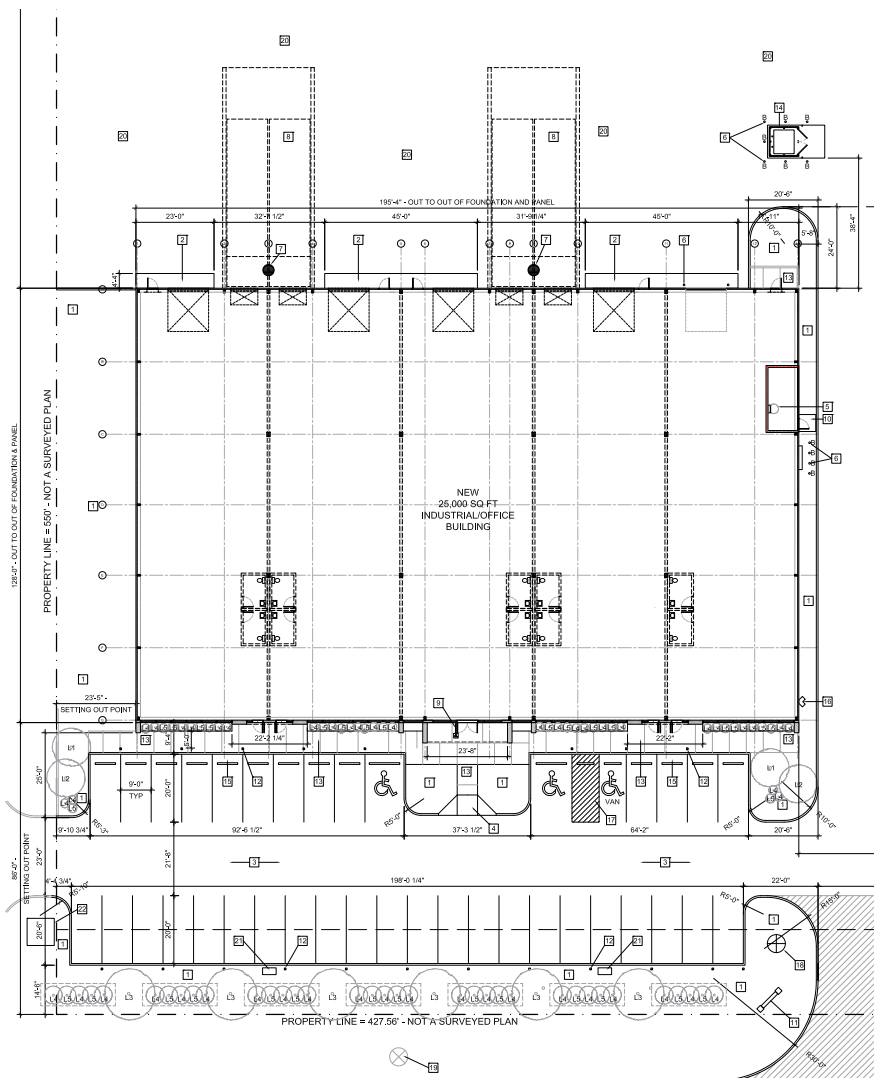
Available	Up to $\pm 25,000$ sf available—can be demised to bay sizes of 5,000 sf ($\pm 128' \times 39'$)
Ceiling Height	$\pm 30'$ ceiling height
Loading	1 Grade ($12' \times 14'$) and Dock door ($8' \times 10'$) per bay
Zoning	M2
Construction	Steel stud construction with metal siding on a 6" reinforced concrete floor
Column Spacing	$\pm 43' \times 39'$
Other Features	<ul style="list-style-type: none"> • LED lighting, rooftop • HVAC servicing the office space, gas fired heaters in the warehouse • 3 Phase 200 Amp electrical service in each bay with an ESFR Sprinkler System • Opportunity for compound space

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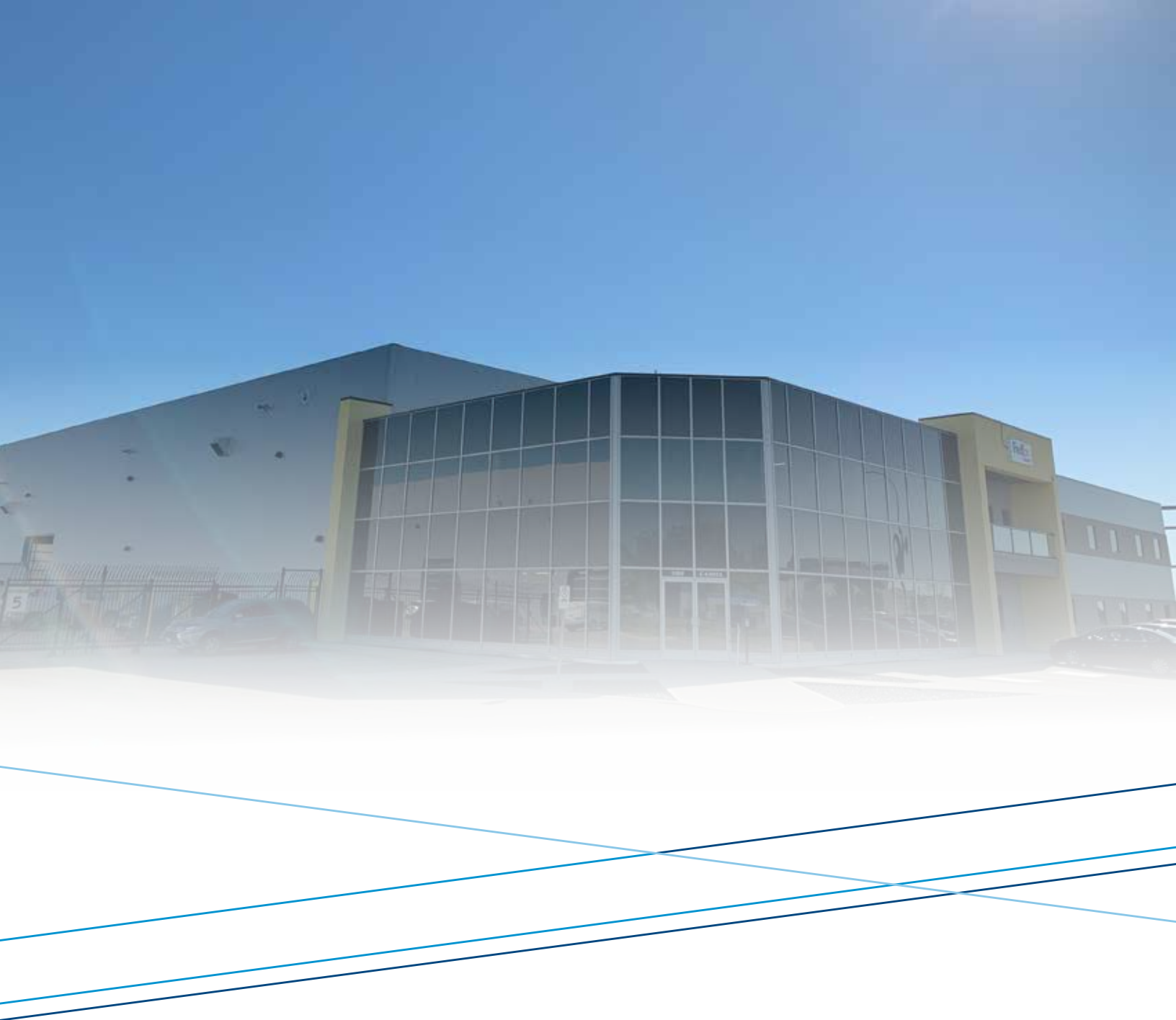
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