

INDUSTRIAL FLEX SPACE IN THE RM OF WEST ST PAUL FOR SUBLLEASE

943 KAPELUS DRIVE - UNIT 1



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 **CUSHMAN &
WAKEFIELD**
Winnipeg



PROPERTY HIGHLIGHTS

TOTAL AVAILABLE SPACE: (+/-) 2,000 SF

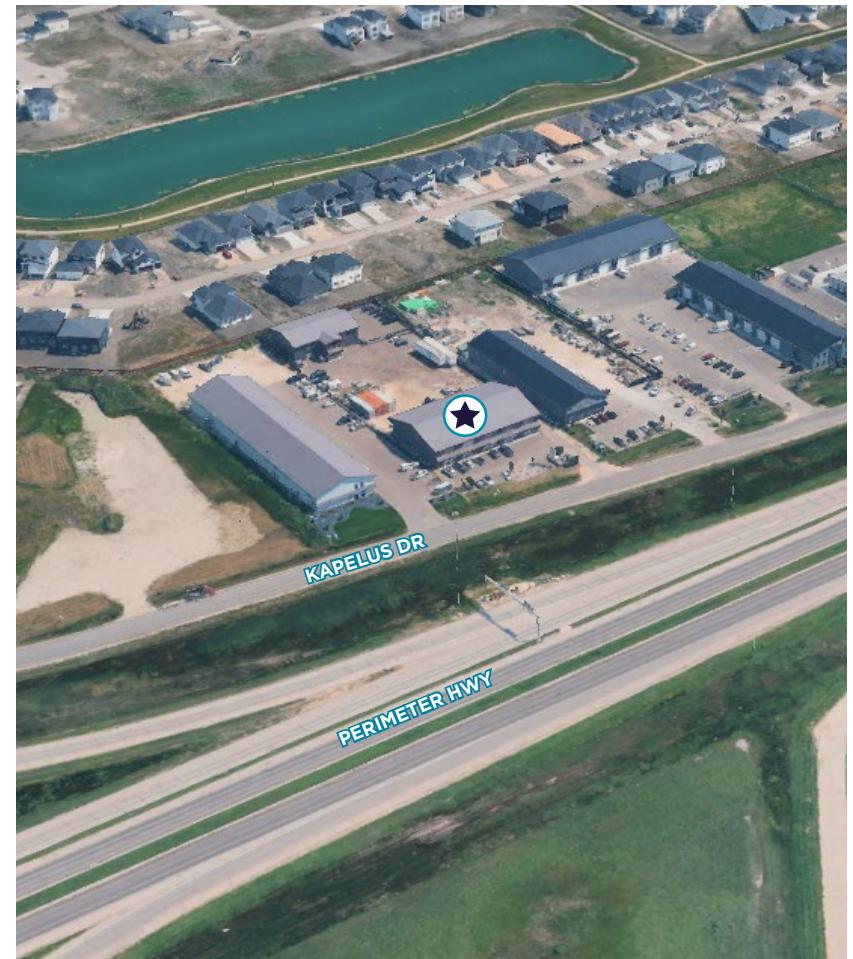
- Flexible warehouse/office layout suitable for a variety of light industrial manufacturing, distribution and warehousing uses
- Conveniently located close to major routes including the North Perimeter and McPhillips St
- Ample on-site parking for staff and visitors
- Finished Main Floor office space including washroom & extra storage
- (+/-) 1,500 sf Warehouse + Bonus Mezzanine
- One (1) 14' x 16' OH Grade Door
- Zoning: Commercial Highway
- Head lease expires December 31, 2028

LEASE RATE: \$2,700/MONTH

CAM: \$350/MONTH

PROPERTY TAX: TBD

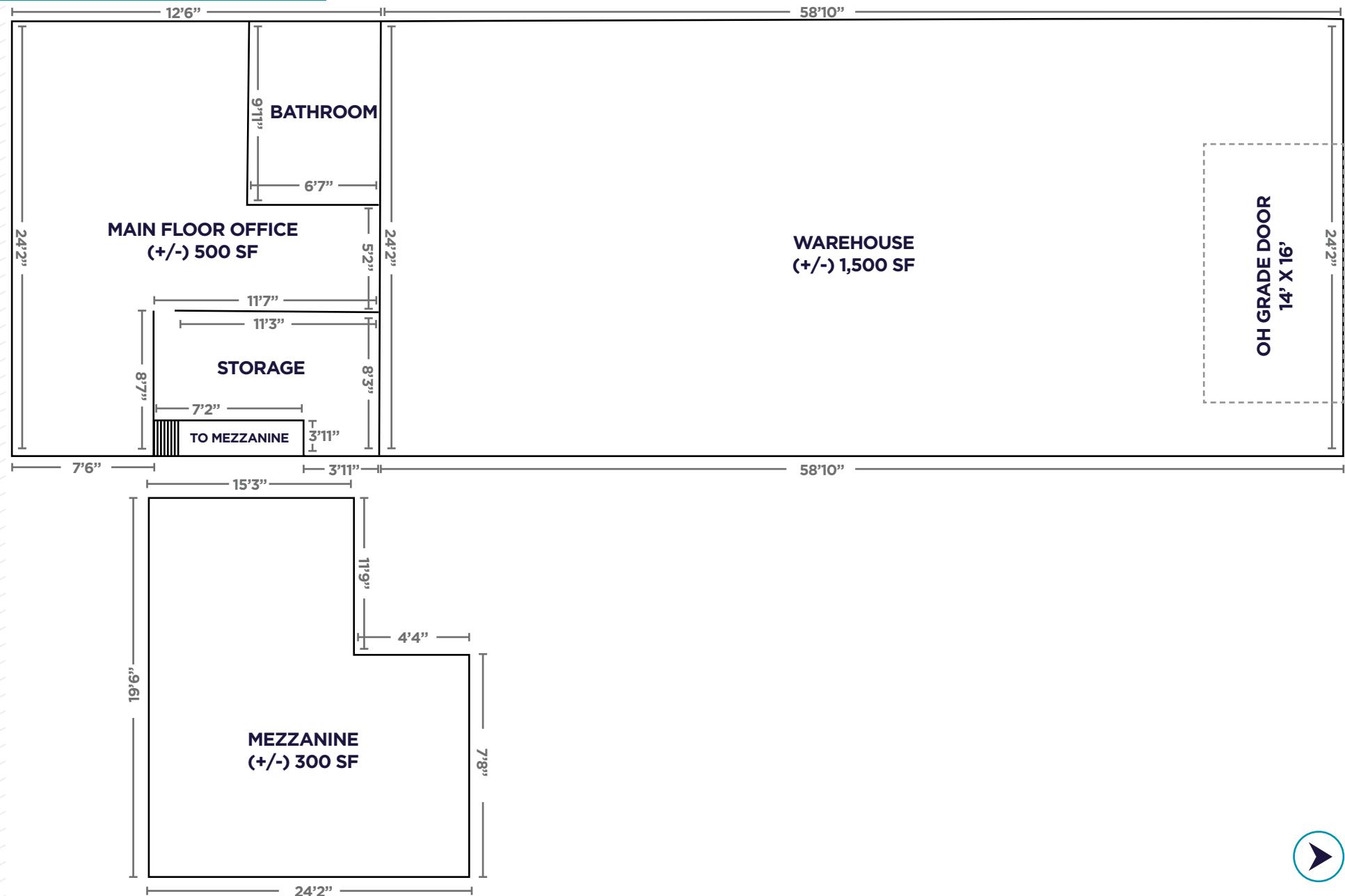
*UTILITIES SEPARATE



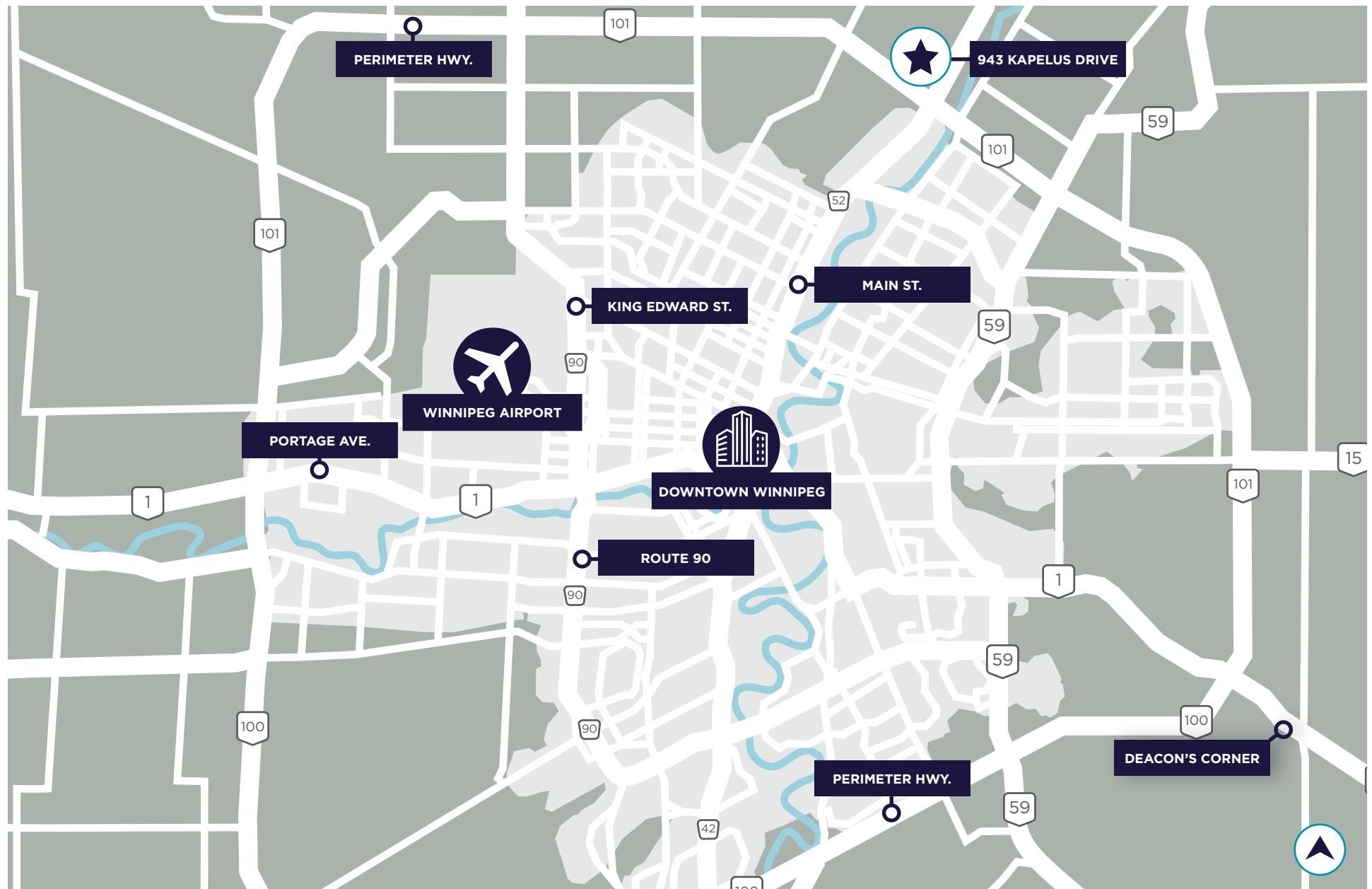
PROPERTY PHOTOS



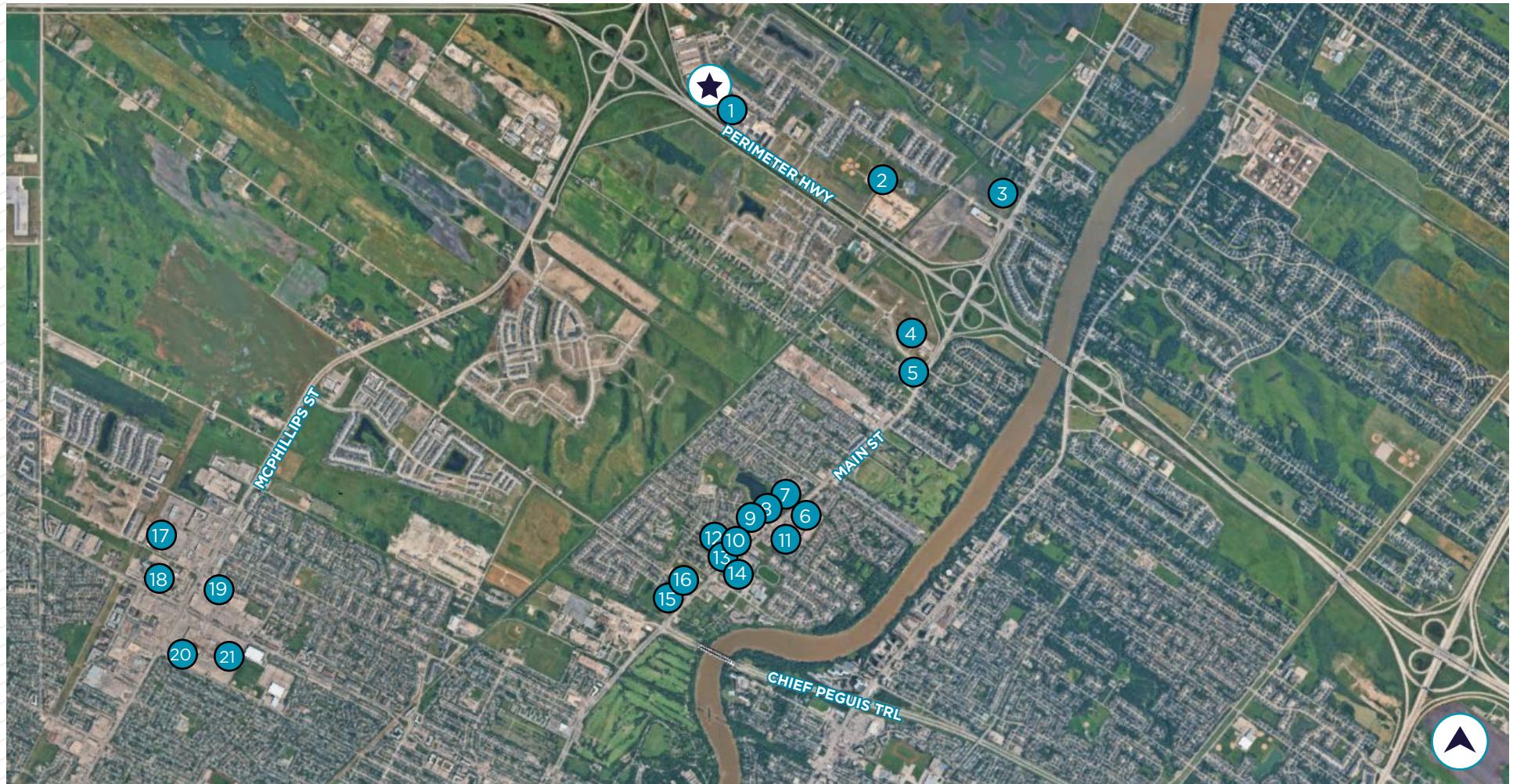
FLOOR PLAN



LOCATION MAP



AMENITIES MAP



- 1 DAIRY QUEEN GRILL & CHILL
- 2 ACCESS CENTRE
- 3 TIM HORTONS
- 4 WINDSOR PLYWOOD
- 5 THE BURGER PLACE ON MAIN
- 6 SOBEYS

- 7 CHICKEN CHEF
- 8 ESSO
- 9 ACCESS CREDIT UNION
- 10 TIM HORTONS
- 11 CO-OP GAS BAR
- 12 WOODBINE BURGER

- 13 GREAT CANADIAN OIL CHANGE
- 14 BROWNS SOCIAL HOUSE
- 15 STARBUCKS
- 16 DOLLARAMA
- 17 WALMART
- 18 SEVEN OAKS GENERAL HOSPITAL

- 19 HOME DEPOT
- 20 BOSTON PIZZA
- 21 CANADIAN TIRE



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