

HIGH QUALITY INDUSTRIAL BUILDING IN ST BONIFACE INDUSTRIAL PARK FOR SALE OR FOR LEASE

25 PAQUIN ROAD



Stephen Sherlock
Vice President

T 204 928 5011
C 204 799 5526
steve.sherlock@cwinnipeg.com

Ryan Munt
Executive Vice President

Ryan Munt Personal Real Estate Corporation
T 204 928 5015
C 204 298 1905
ryan.munt@cwinnipeg.com

 **CUSHMAN &
WAKEFIELD**
Winnipeg



PROPERTY HIGHLIGHTS

AVAILABLE SF: (+/-) 46,018

- (+/-) 38,621 sf ground floor area with (+/-) 7,397 sf of second floor office space
- Secure, fenced outdoor compound area
- Excellent access/egress
- 1 dock loading door
- 3 grade loading doors
- Zoned M2
- Original building built in 1988 with a (+/-) 11,616 sf addition built in 1993
- Addition has steel roof, remainder of roof recently replaced
- Original building has 18' clear ceiling height and addition has 20' clear ceiling height
- Majority of HVAC equipment recently replaced
- Fully sprinklered
- 600 AMP 3 Phase main electrical service

LEASE RATE: \$9.95 (PSF)

SALE PRICE: \$6,900,000

CAM & TAX: \$4.24 (PSF)

PROPERTY TAXES: \$2.57 (PSF)

*PLUS MANAGEMENT FEE 5% OF GROSS RENT



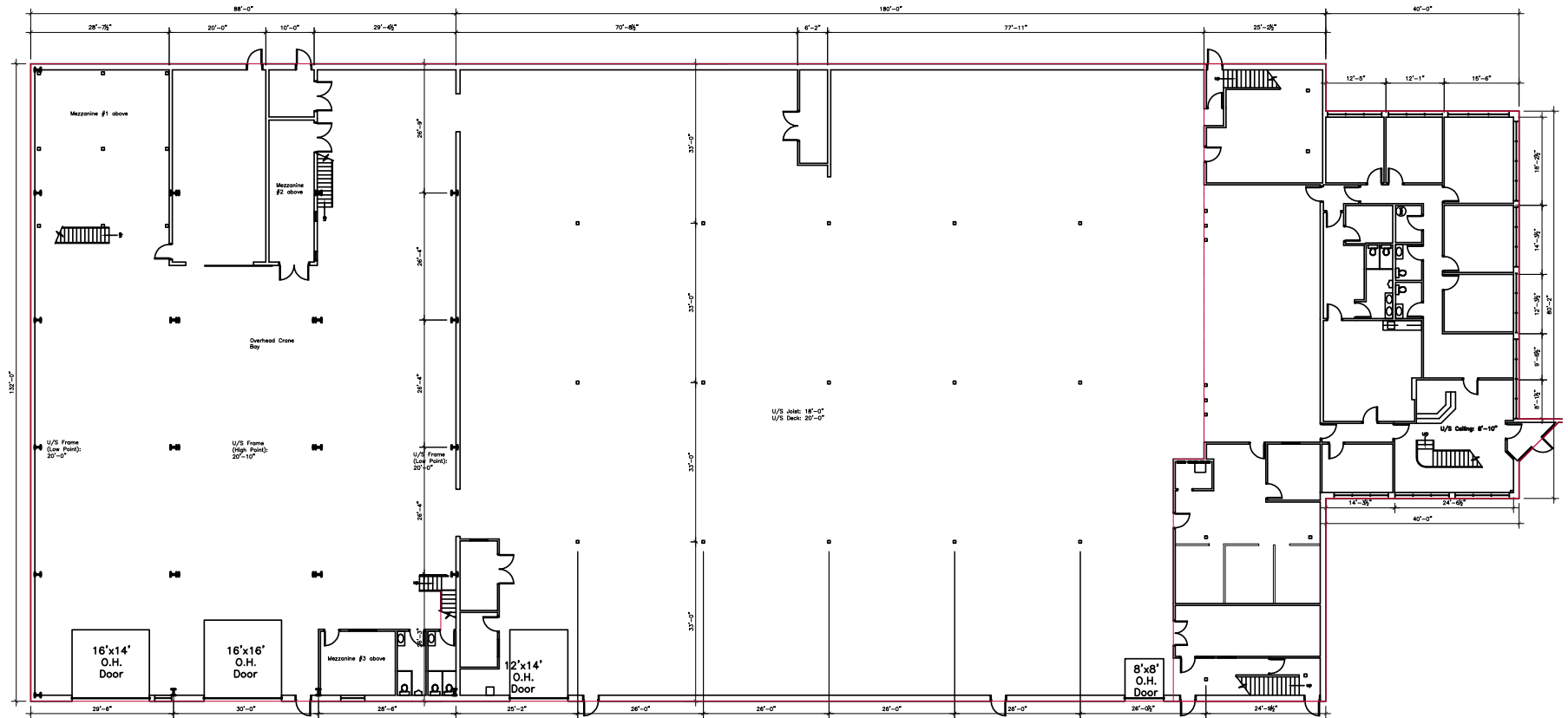
PROPERTY PHOTOS



PROPERTY PHOTOS

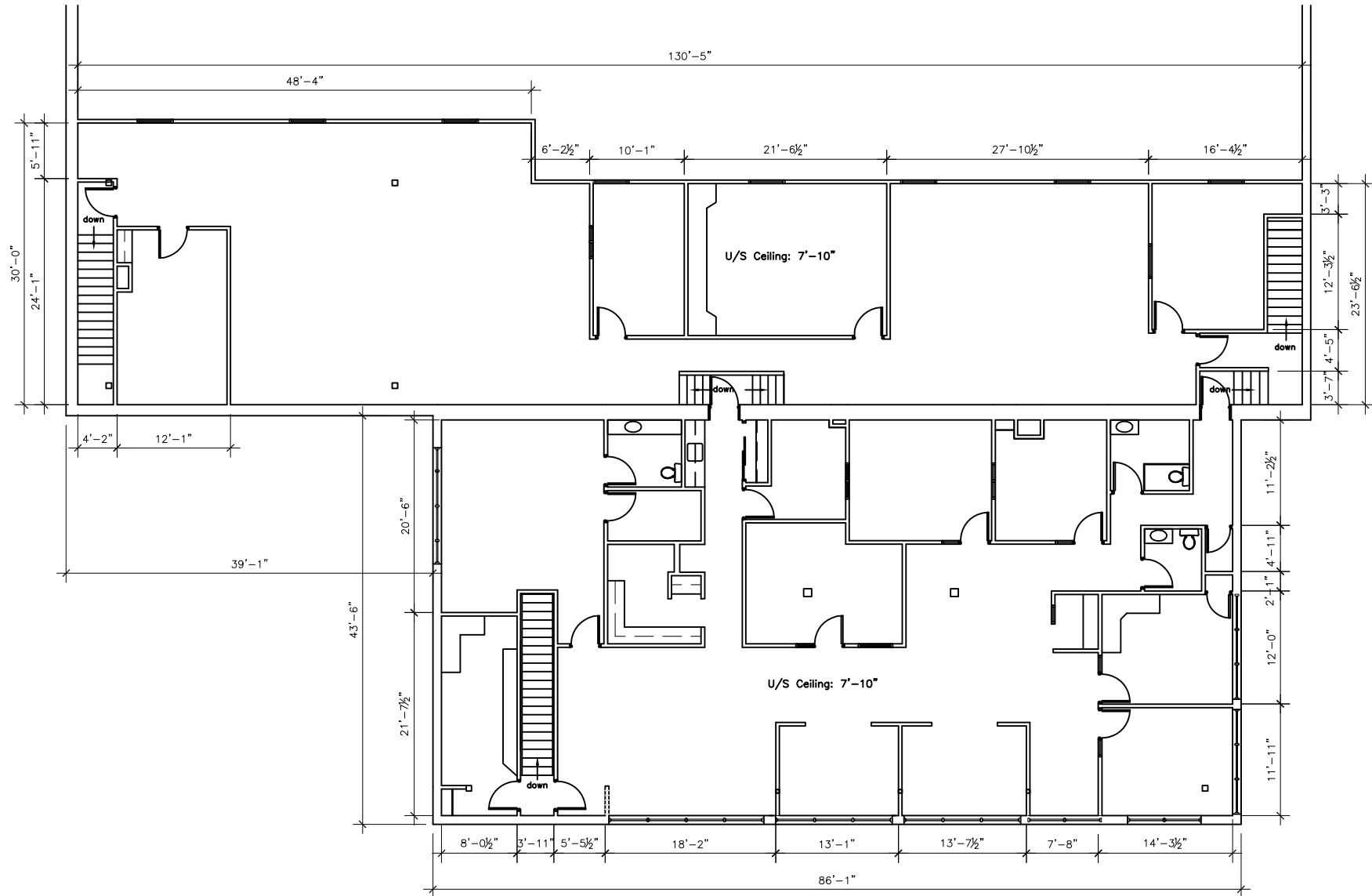


PLAN

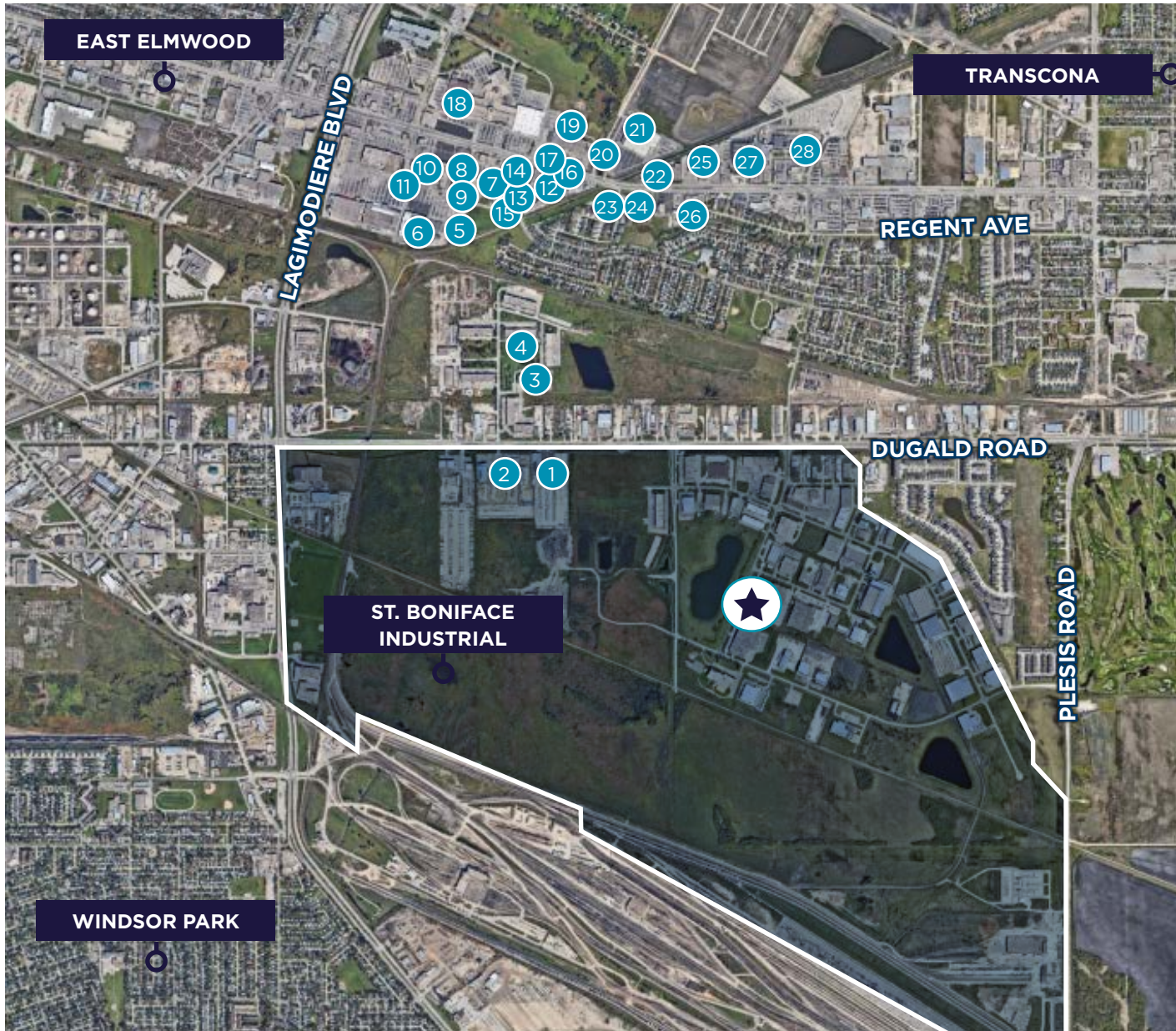


SECOND FLOOR

OFFICE PLAN



AREA MAP



- | | |
|----|---------------------------|
| 1 | GO RV WINNIPEG |
| 2 | ROND'S MARINE |
| 3 | RELIANCE SUPERIOR HEATING |
| 4 | COMPUTERS FOR SCHOOL |
| 5 | PETLAND |
| 6 | WALMART |
| 7 | STAPLES |
| 8 | DOLLARAMA |
| 9 | PLANET FITNESS |
| 10 | SPORT CHEK |
| 11 | MICHAEL'S |
| 12 | FOODY GOODY |
| 13 | LIQUOR MART |
| 14 | RBC |
| 15 | SALLY BEAUTY |
| 16 | SUBWAY |
| 17 | SMITTY'S |
| 18 | KILDONAN MALL |
| 19 | CANADIAN TIRE |
| 20 | COSTCO GAS STATION |
| 21 | COSTCO |
| 22 | TIM HORTON'S |
| 23 | END OF THE ROLL FLOORING |
| 24 | SHERWIN WILLIAMS PAINT |
| 25 | THE BRICK |
| 26 | TOYOTA |
| 27 | MCDONALD'S |
| 28 | CLUB REGENT CASINO |



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