

HENLOW BAY

MANUFACTURING FACILITY
FOR SALE

40 SCURFIELD BLVD
WINNIPEG, MB

SALE PRICE: \$13,250,000

SCURFIELD BLVD

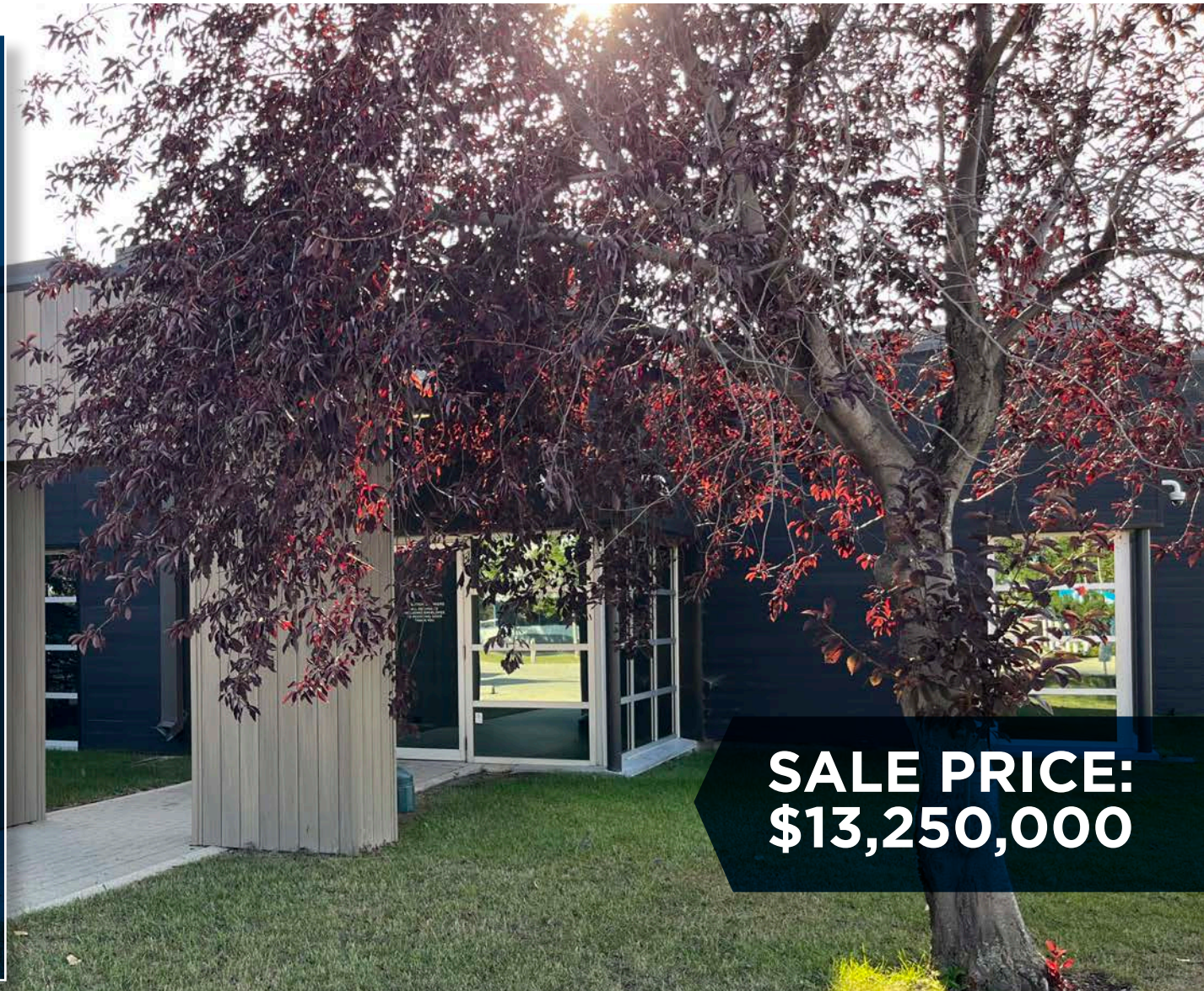
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PROPERTY DETAILS

Total Building Size	102,281 sq. ft.
Main Floor	54,138 sq. ft.
Second Floor	37,008 sq. ft.
Third Floor	11,135 sq. ft.
Property Type	Industrial
Site Area	3.01 Acres
Year Built	1989/1994/1995/2000 /2004/2006
Loading	Dock & Grade Loading
Zoning	M1 - Manufacturing Light
Electrical	1200 amps / 1600 amps (each 3 phase 575 volts)
Property Taxes	\$165,954.85 (2024)



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HIGHLIGHTS



MANUFACTURING FACILITY

- Previously used as a manufacturing facility with existing infrastructure and lab space in place
- Beautifully built out office space on the main floor and second floor
- Option to use the space as is with little modification required, or remove equipment and convert building to traditional industrial and office use

No cannabis licenses will be included in the sale of the property



QUALITY EQUIPMENT AND BUILDING UPGRADES

- Significant recent capital investment to the premises and equipment
- Over 100,000 L fermentation capacity and corresponding production capacity

LOCATION

- Situated in the heart of Southwest Winnipeg's West Fort Garry Industrial Park
- Close proximity to major transportation routes



SCALE

- Scalability and diversification opportunity in the Winnipeg market
- Expansion opportunities for International users
- Talented labour force including potential for users to acquire experienced employees



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Equipment Can Be Sold Separately

FACILITY OVERVIEW

HEATING/COOLING & AIR HANDLING SYSTEMS

- 335 ton HVAC Chiller
- 248 ton Process Chiller
- 4 Boilers (72 HP (x3), 119 HP)
- Approximately 27 units, a combination of RTU's and make-up air units. 15 were replaced within the last 3 years, remainder are 8-14 years old, all well maintained
- Additional unit heaters throughout the building (steam, gas and electric)

WATER PURIFICATION

- Reverse osmosis purification system distributed throughout building
- 6 L/s of permeate water, 3-4 micro siemens with 20,000L

WASTE TREATMENT

- 1,600 gallon transfer tank
- 1,500 gallon treatment tank

EXTERIOR STORAGE

- 70' x 34' fenced outdoor compound
- Six 6' x 11' steel sheds

LOADING

- 1 Grade level door
- 1 Dock level door with leveller

SPRINKLER SYSTEMS

- All areas of the building are wet sprinklered, with the sprinkler system brought up to code in 2019
- Chemical storage area has a CO2 system
- Fire system has a dedicated water main and auxiliary off the domestic water supply
- Server room has a dedicated pre-action system

INTERNET SERVICE PROVIDERS

- Bell and Rogers

SECURITY

- Full external security system with glass break detectors, motion sensors and cameras
- Internal security doors and cameras

CEILING HEIGHTS

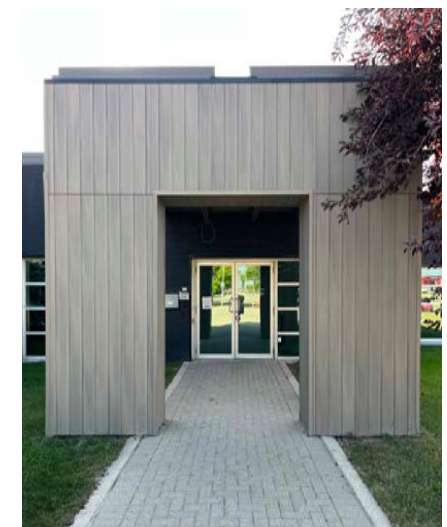
- Office and Lab space: 8' (drop ceilings)
- Plant areas: 30' (multiple mezzanines throughout)
- All other areas: 8' to 12'

BUILDING ENVELOPE

- Combination of metal siding, composite shiplap boarding, and brick materials

ROOF

- Combination of gravel/tar flat roof, metal slopped roof, and asphalt/tar flat roof, all various ages



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FACILITY OVERVIEW

CONCRETE

- Lunchroom: 6" 25MPA
- Fermenter Office area: 6" 25 MPA
- 14,000L Fermenter area: 10"
- 30,000L Fermenter area: 14" (engineered with Fermenter load design)
- Warehouse: 6"
- Downstream Area Office/hallway: 10"
- Downstream Plant & Utility Area: 12"
- CER/Downstream Plant Area: 6" - 8" (depending on area)

ELECTRICAL

- One 1200 amp service & one 1600 amp service
- Each service is 3 phase 575 volts
- Total power of 2,784.6 KVA

GENERATORS

- 2 backup generators - 450Kw and 350 Kw
- 4 nitrogen generators, 3 for production and 1 for lab - 5.72 L/s, 5,000L storage tank (approx.), 1.1 SCFM at 99% pure, 200L storage tank

UNDERGROUND CONTAINMENT TANKS

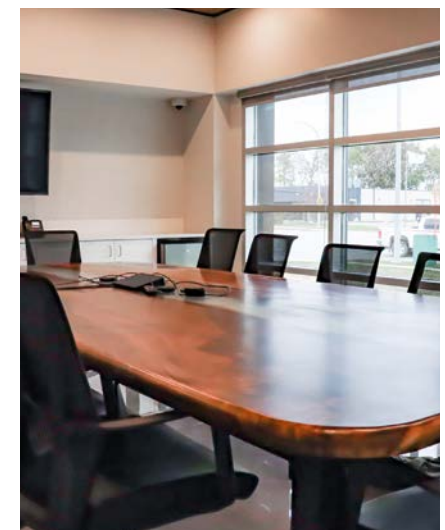
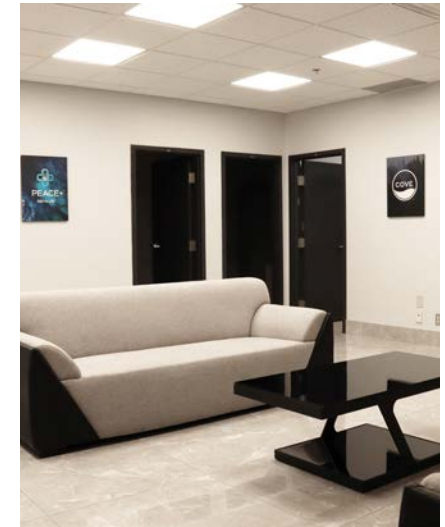
- 1 double-walled underground holding, 30,000L (approx.)
- Additional underground holding tank on site (sealed and not hooked up)

PRODUCTION CAPACITY

- Total capacity of 126,190L. Assuming 85% capacity for fermentation, total production capacity of approximately 107,261 Litres
 - Production:
 - 1 x 30L Seed Vessel
 - 1 x 50L Seed Vessel
 - 1 x 300L Seed Vessel
 - 1 x 1,500L Seed Vessel
 - 1 x 2,500L Fermenter
 - 2 x 3,750L Feed Vessels
 - 2 x 5,000L Feed Vessels
 - 3 x 14,000L Fermenters
 - 2 x 30,000L Fermenters
 - **Production Total: 123,980L**
 - R&D:
 - 4 x 20L Biostat C Vessels
 - 4 x 20L ED 15 Vessels
 - 1 x 100L Vessel
 - 1 x 150L Biostat D Vessel
 - 1 x 300L Vessel
 - 1 x 1,500L Vessel
 - **R&D Total: 2,210L**

EXTERIOR SOLVENT STORAGE

- 15,000L double-walled storage tank with electronic transfer pump and remote level monitoring
- 9,500L double-walled storage tank with electronic transfer pump and remote level monitoring

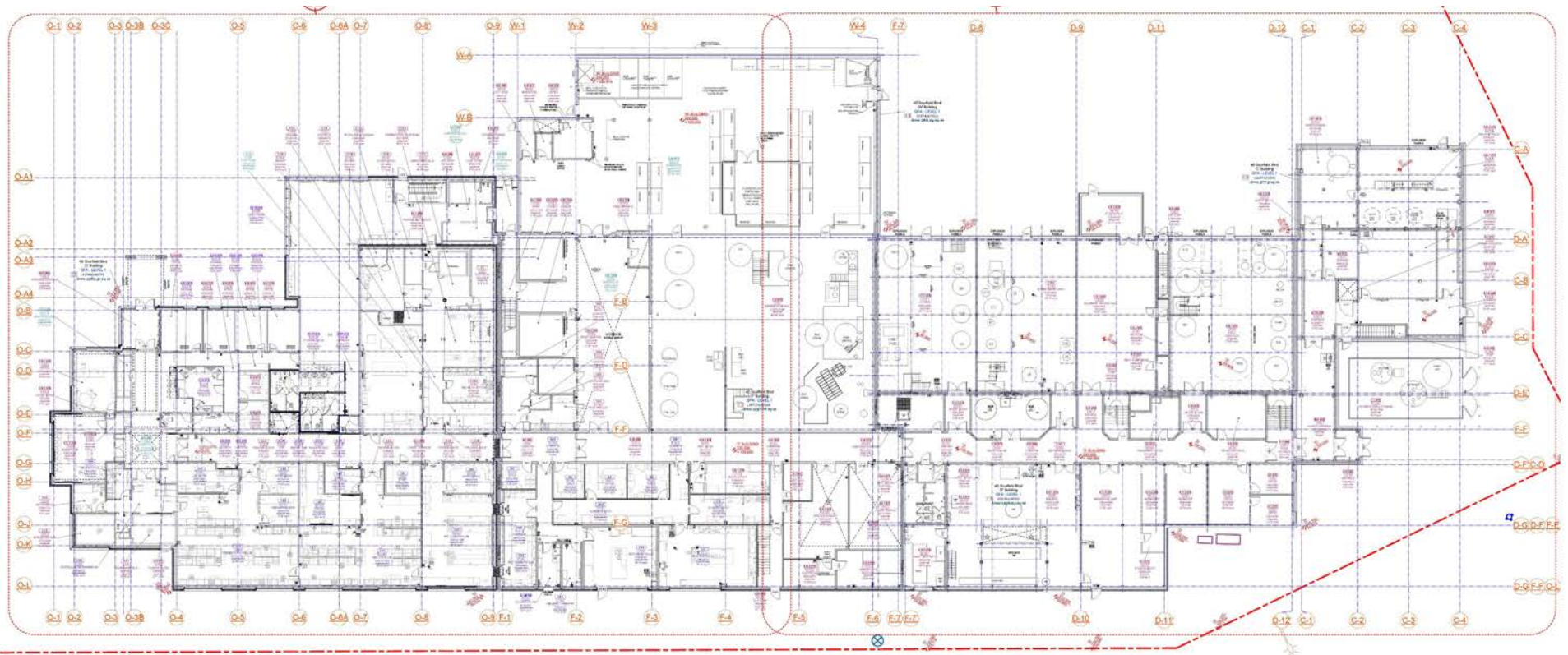


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FLOOR PLAN: LEVEL 1

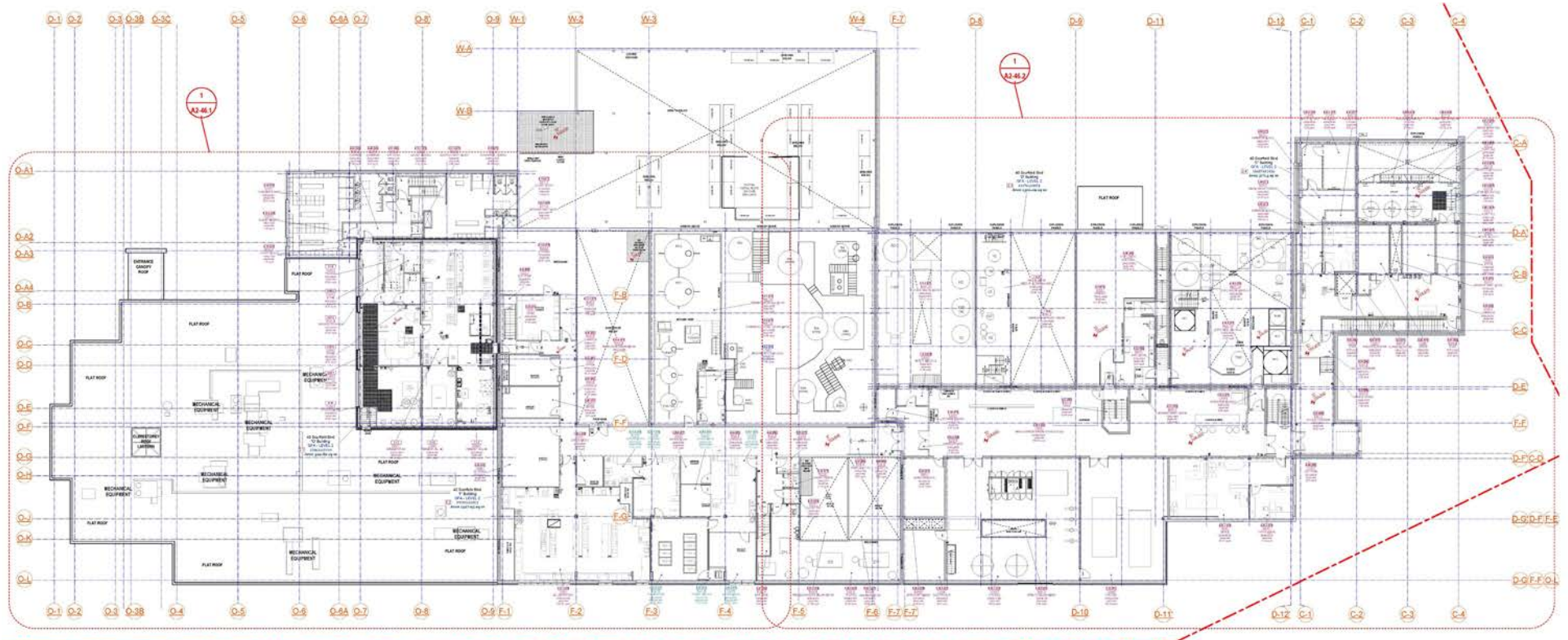


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FLOOR PLAN: LEVEL 2

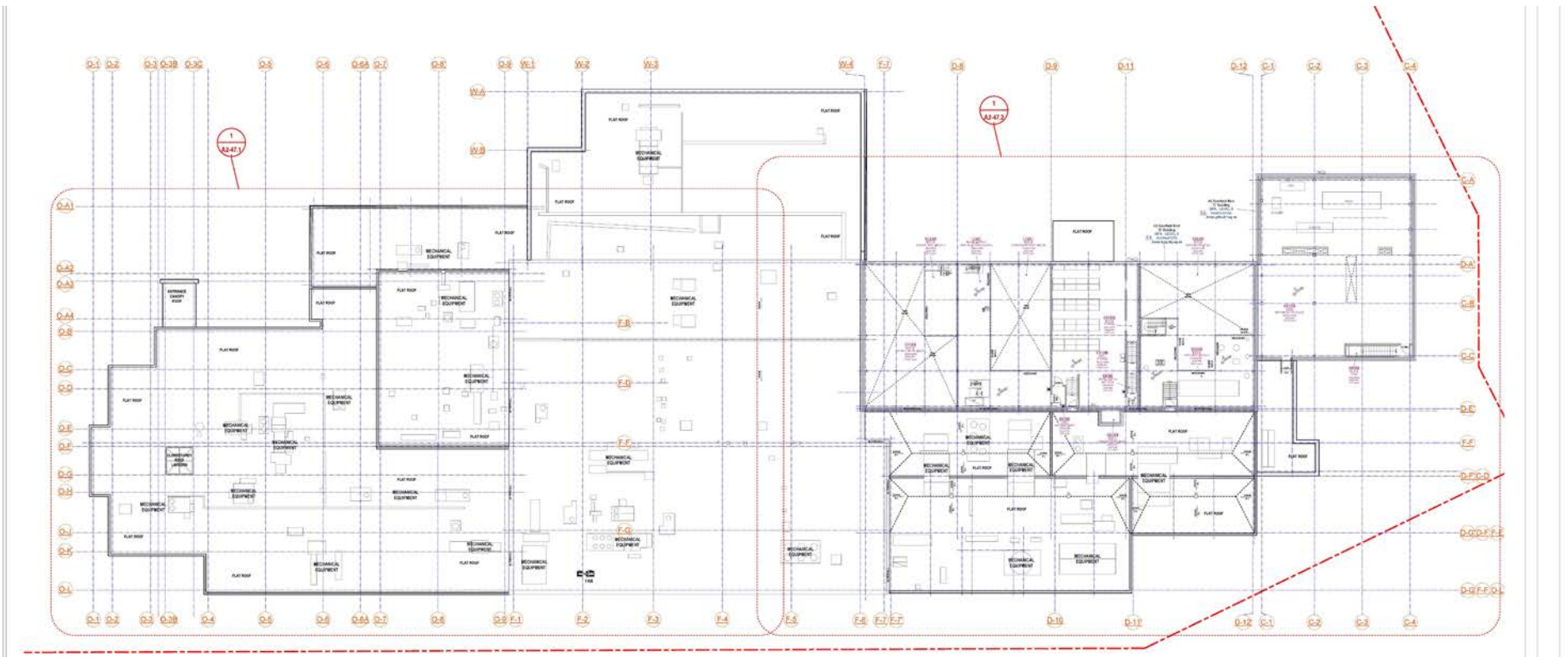


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FLOOR PLAN: LEVEL 3



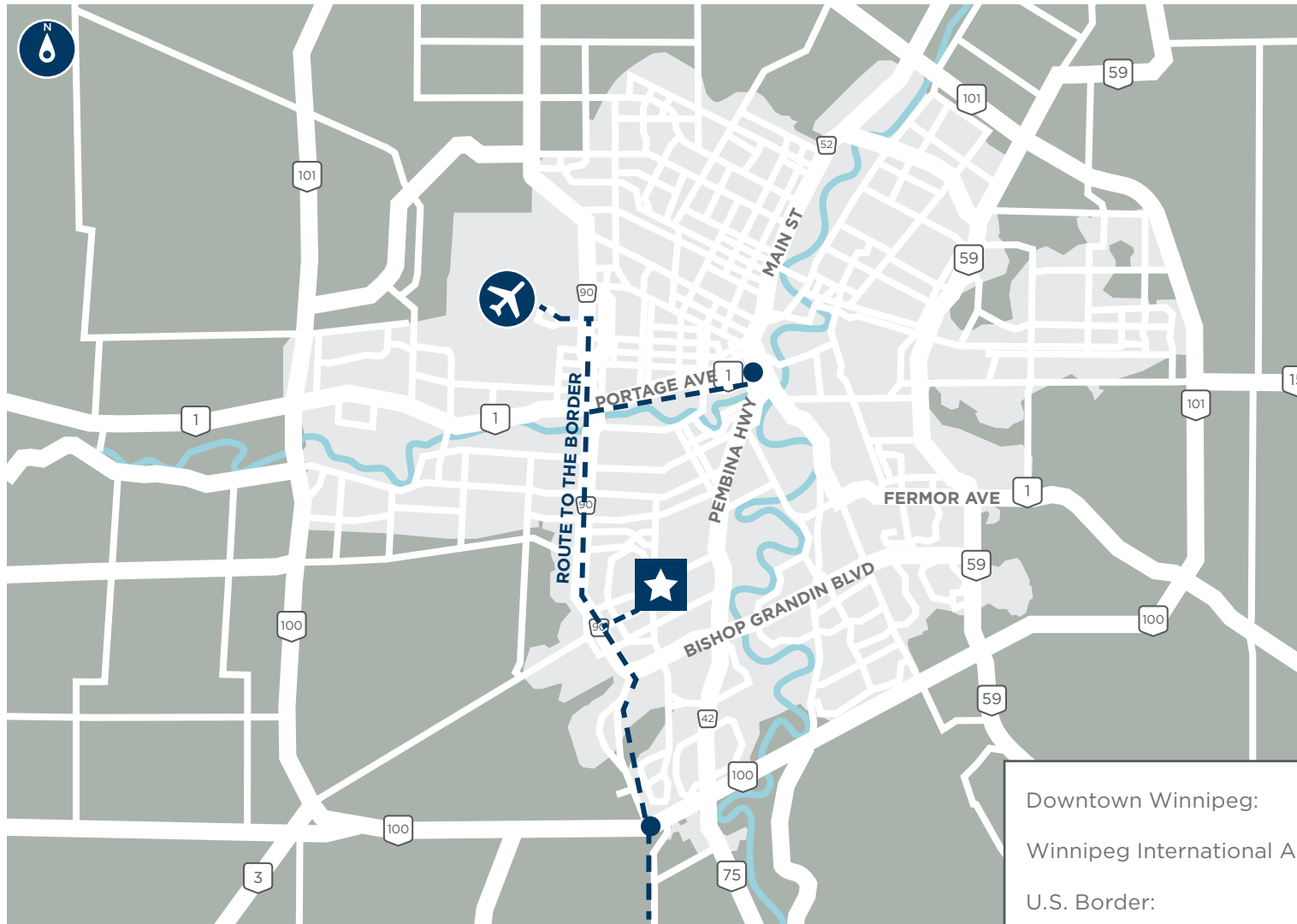
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DEMOGRAPHICS



5 KM RADIUS

- TOTAL POPULATION**
117,870
- MEDIAN AGE**
40
- AVERAGE HOUSEHOLD INCOME**
\$115,459
- TOTAL HOUSEHOLDS**
45,222

Downtown Winnipeg:	20 MINS
Winnipeg International Airport:	21 MINS
U.S. Border:	1 HR & 7 MINS

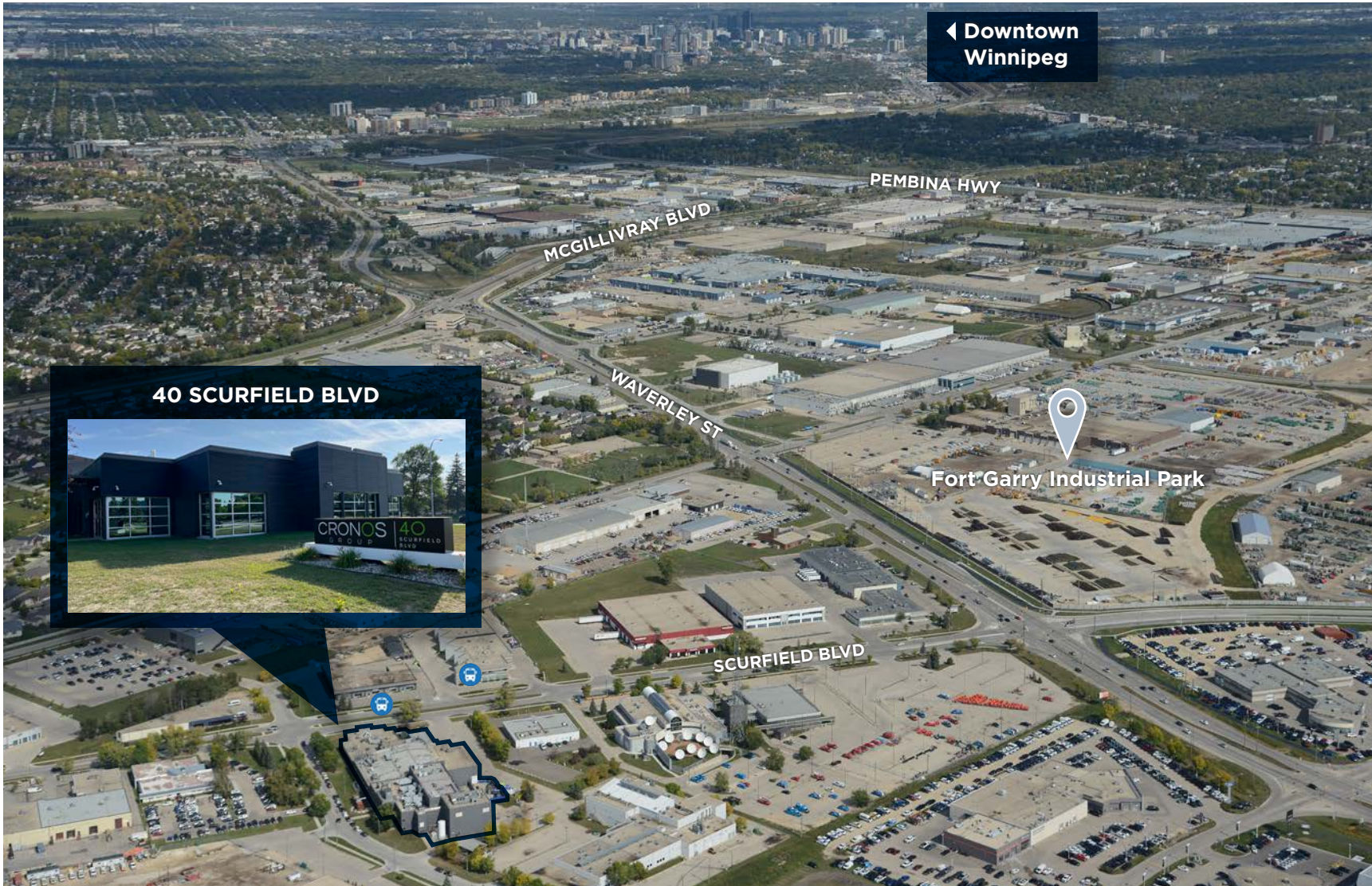


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AREA OVERVIEW



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AERIAL VIEW



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OPERATIONS & EQUIPMENT

The building contains equipment specific to a purpose-built fermentation facility. This equipment can be made available for sale with the property, or purchased separately, subject to availability.



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WINNIPEG AT A GLANCE

With a population of 834,678, Winnipeg is the capital city of Manitoba and boasts a strategic central location within Canada, making it an optimal choice for conducting business. This prime geographical position offers an appealing time zone advantage, particularly attractive to organizations with a global footprint.

Businesses find compelling reasons to invest in this jurisdiction, including:

- A resilient and diverse economy.
- Competitive operational expenses and advantageous tax incentives.
- An accommodating government and business environment.

Furthermore, Winnipeg offers a host of additional benefits:

- In 2021, it earned the prestigious title of the "World's Most Intelligent Community" by the Intelligent Community Forum.
- TIME Magazine recognized Winnipeg as one of its "Greatest Places" in 2021.
- The city enjoys access to a pool of highly skilled international talent, along with numerous recruitment opportunities.



Sources: Stats Canada, 2021 Census of Winnipeg CMA, 2023 | IT World Canada, Winnipeg takes home the 2021 Intelligent Community of the Year award | CTV Winnipeg, Winnipeg Makes the list of TIME's greatest places

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OFFERING PROCESS

Offers to be reviewed by the Vendor as received.

The Vendor reserves the right to negotiate with the prospective purchaser(s) who they deem the most attractive in their sole and absolute discretion. The Vendor is not obligated to accept any Offers and reserves the right to reject any or all Offers received.

The Vendor, at any time prior to entering into an agreement, may request additional information from prospective purchasers. Failure to provide such information on a timely basis may result in the termination of discussions. The Vendor reserves the right to end the sale process in respect of the Property or to cease discussions with any and all purchasers at any time prior to accepting an Offer, without notice or liability.

This Offering Process is subject to change. Should the Vendor choose to make any changes, the Vendor and CW Stevenson Inc. will inform all interested parties of such changes.

DATA ROOM

Additional property due diligence information has been posted on the Cushman & Wakefield Sharefile data room website. Once prospective purchasers have executed a Confidentiality Agreement they may request access to the online Sharefile data room. Please note an account may need to be created to access the data room.

Please contact **Chris Hourihan** at chris.hourihan@cwstevenson.ca if you require any assistance in accessing the Data Room.



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