



Investment Team

FOR SALE

11 Plymouth Street

Single Tenant Industrial
Investment Opportunity in
Inkster Industrial Park

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THE OPPORTUNITY

On behalf of our client, the Cushman & Wakefield | Stevenson Investment Team ("CWSIT") is pleased to market for sale a 100% freehold interest in 11 Plymouth Street in Winnipeg, MB (the "Property"), a fully renovated industrial building leased to Amazon Canada Fulfillment Services, ULC, a wholly-owned subsidiary of the publicly traded entity, Amazon.com, Inc.

The Property presents a purchaser the opportunity to acquire a highly-coveted industrial asset leased to an investment grade tenant. Upon the tenant's lease expiry in December, 2025, there is a significant opportunity for value creation through a mark-to-market lease renewal.

This 113,310 sq. ft. single-storey (with a two-storey office portion) industrial building is located within Inkster Industrial Park, northeast of the intersection between Plymouth Street and Burrows Avenue. Inkster Industrial Park is Winnipeg's second largest city-developed master planned industrial park strategically located within the northwest quadrant of Winnipeg, closely linked to all major transportation routes and in close proximity to James A. Richardson International Airport.

BUILDING DETAILS

Total Building Size:	(+/-) 113,310 SF
Ceiling Height:	(+/-) 20 ft
Property Type:	Industrial
Site Area:	(+/-) 11.8 Acres (22% site coverage)
Year Built / Extensively Renovated:	1974/2021
Loading:	<ul style="list-style-type: none">6 interior dock positions with levelers3 grade level loading doors under canopy
Zoning:	M2
Electrical:	<ul style="list-style-type: none">1x 1,600A 347/600V 3 Phase 4 Wire Service1x 1,200A 347/600V 3 Phase 4 Wire Service
Property Taxes:	\$161,425.09 (2023)



Highly Coveted and Sought-After Tenant: Investment Grade



Significant Recent Capital Investment into the Property



Near Term (~24 months) Mark to Market Opportunity with in-place rents 40%+ below market



Low site coverage with (+/-) 5 acres of Paved Excess Land

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DRIVE TIME MAP



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AERIAL VIEW

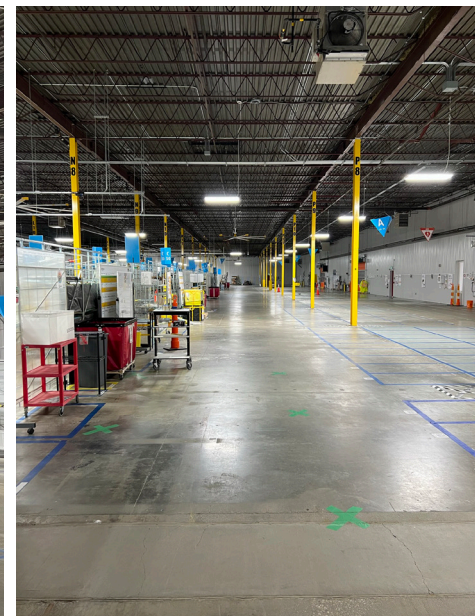
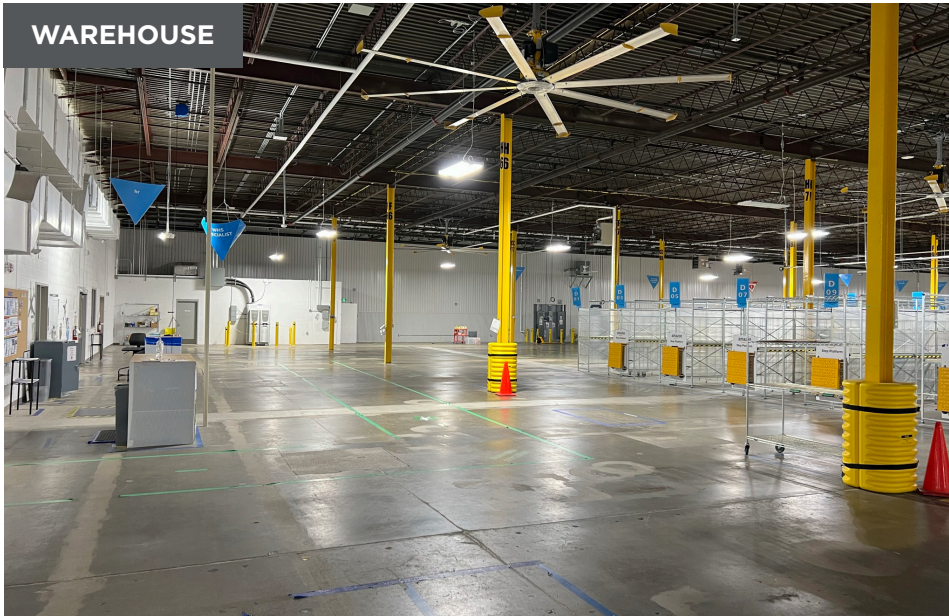


RESIDENTIAL	
Site Area:	11.8 acres
Site Coverage:	22%
Points of Ingress/Egress:	4

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Stevenson

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TENANT OVERVIEW



Amazon.com, Inc. engages in the provision of online retail shopping services. It operates through the following business segments: North America, International, and Amazon Web Services (AWS). The North America segment includes retail sales of consumer products and subscriptions through North America-focused websites such as www.amazon.com and www.amazon.ca.

The International segment offers retail sales of consumer products and subscriptions through internationally-focused websites. The Amazon Web Services segment involves in the global sales of compute, storage, database, and AWS service offerings for start-ups, enterprises, government agencies, and academic institutions. The company was founded by Jeffrey P. Bezos in July 1994 and is headquartered in Seattle, WA.

Source: <https://money.cnn.com/quote/profile/profile.html?symb=AMZN>

CREDIT RATINGS

FitchRatings

AA-

S&P Global
Ratings

AA-

MOODY'S

A1

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OFFERING PROCESS

Offer to be delivered to the following address:

CW Stevenson Inc.
55 Donald Street Unit 200
Attention:
Brett Intrater
brett.intrater@cwstevenson.ca

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 and have received a copy of this Confidential Investment Memorandum, they will be granted access to a online Sharefile data room. Please note an account may need to be created to access the data room.

Please contact **Brett Intrater** if you require any assistance in accessing the Data Room.



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