

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

## 25 PAQUIN ROAD



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 **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:** \$7,500,000

**CAM & TAX:** \$4.24 (PSF)

**PROPERTY TAXES:** \$2.57 (PSF)

\*PLUS MANAGEMENT FEE 5% OF GROSS RENT



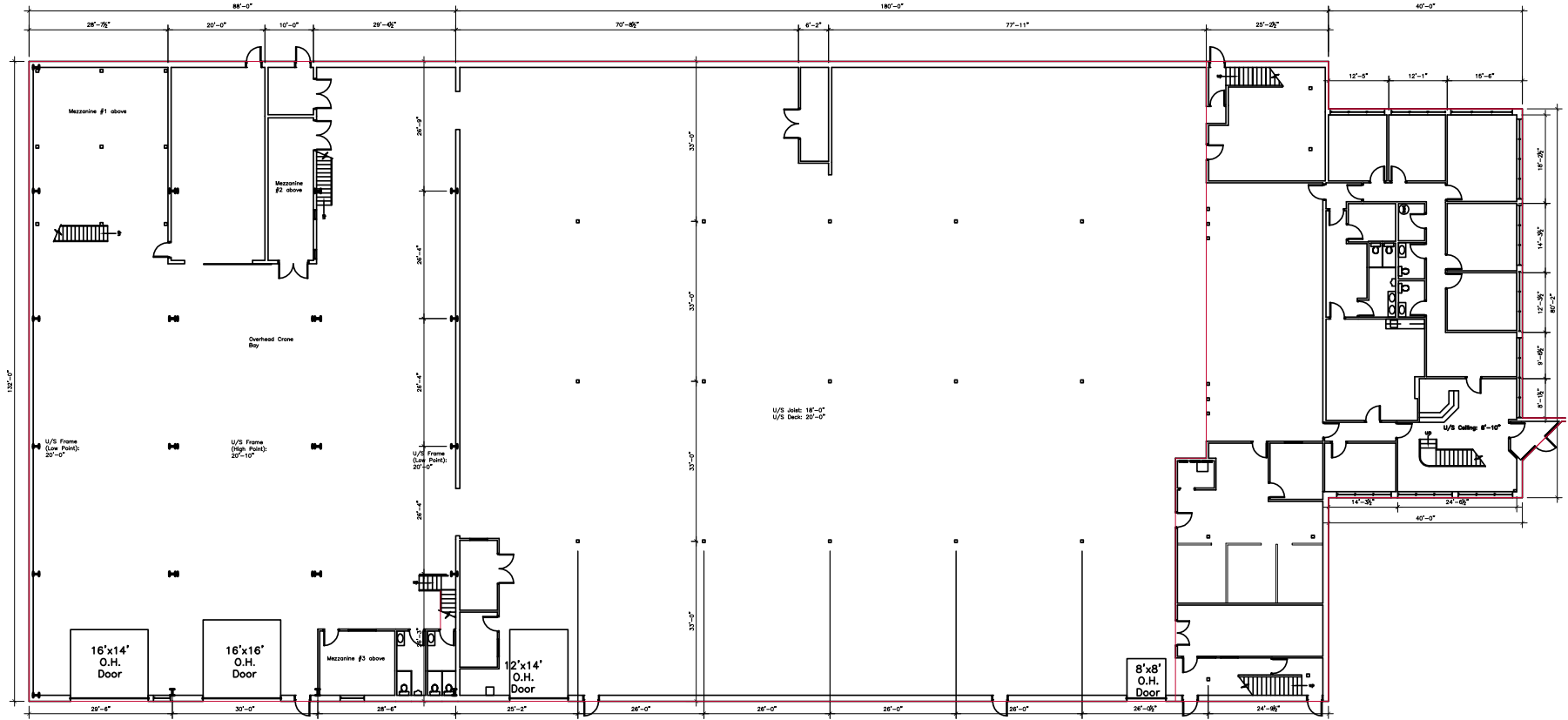
# PROPERTY PHOTOS



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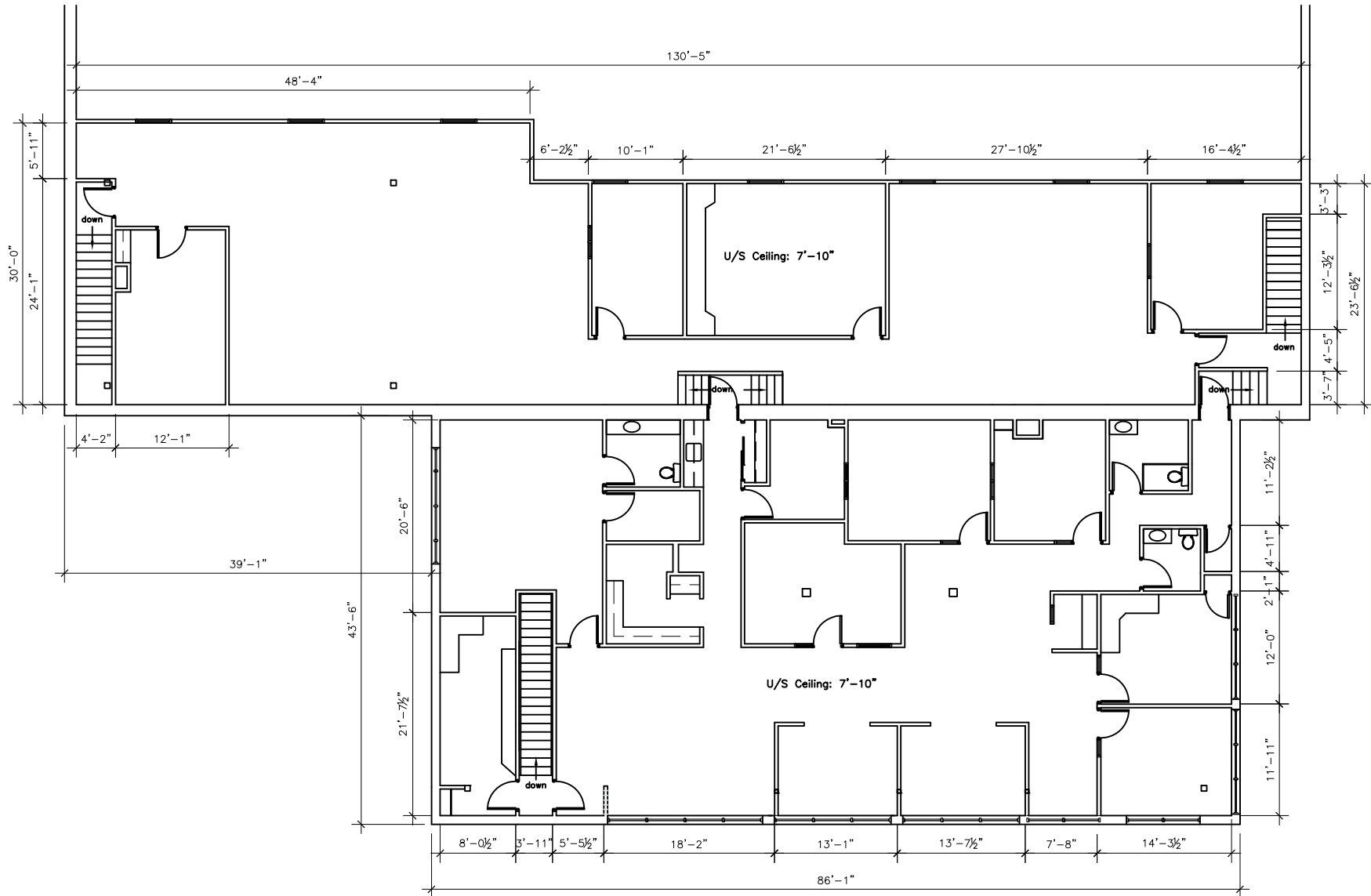


# FLOOR PLAN

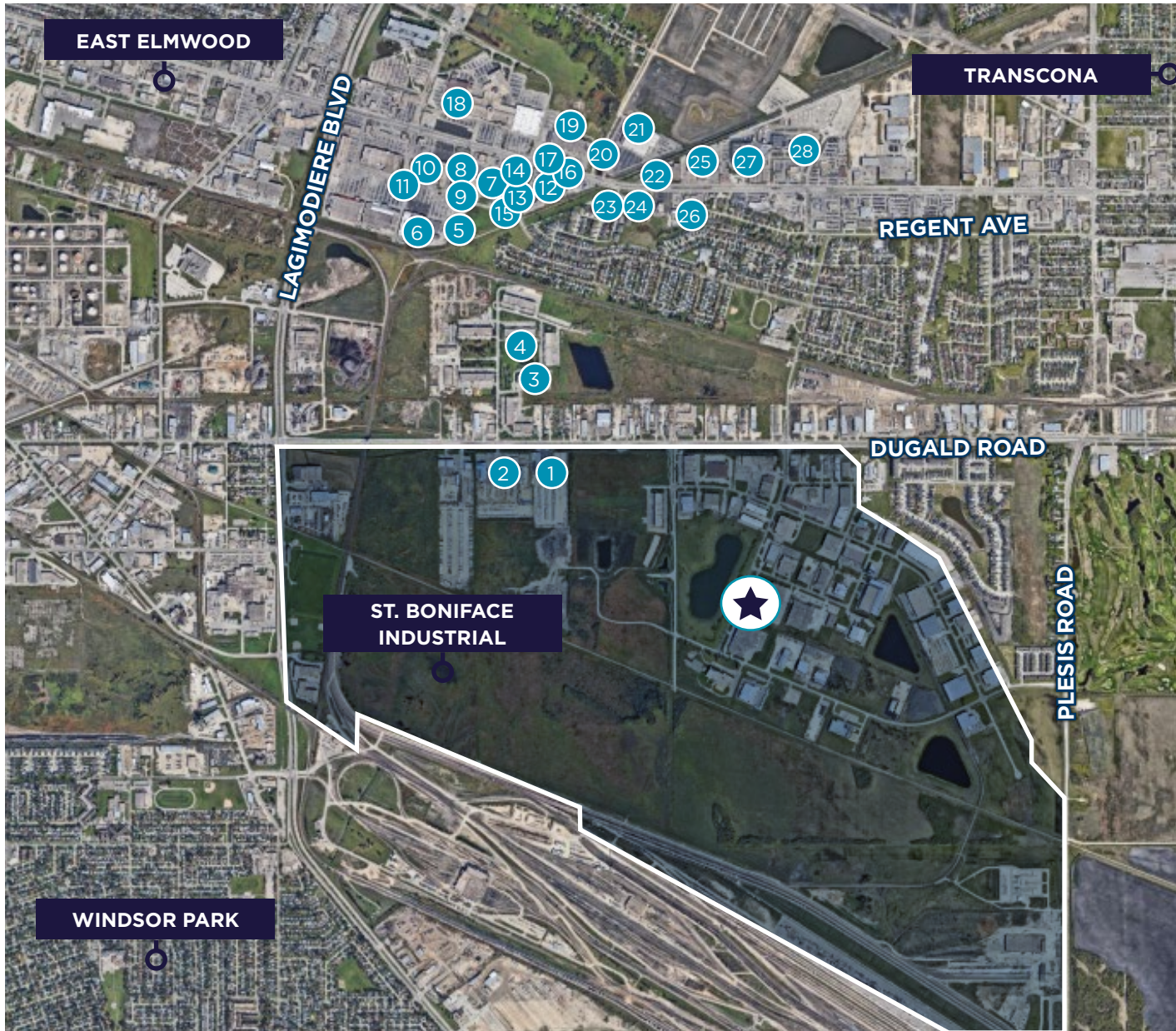


# SECOND FLOOR

## 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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