



55 - 59 Bannister Road
Industrial / Total of (+/-) 23,784 SF

Location: – Excellent location across from Red River College. Close proximity to Route 90 and the Winnipeg James A. Richardson International Airport.

Available :

| Units Available | Square Feet | Net Rent | CAM & Tax (2012 est.) | Availability |
|-----------------|-------------|------------|-----------------------|--------------|
| Unit 55 | 5,784 sf | \$5.00 psf | \$2.08 psf | May 1/12 |
| Unit 57 | 6,000 sf | \$5.00 psf | \$2.08 psf | Immediate |
| Unit 59 | 12,000 sf | \$5.00 psf | \$2.08 psf | Immediate |

- Can be combined / sub-divided
- Management fees included, utilities extra

Highlights:

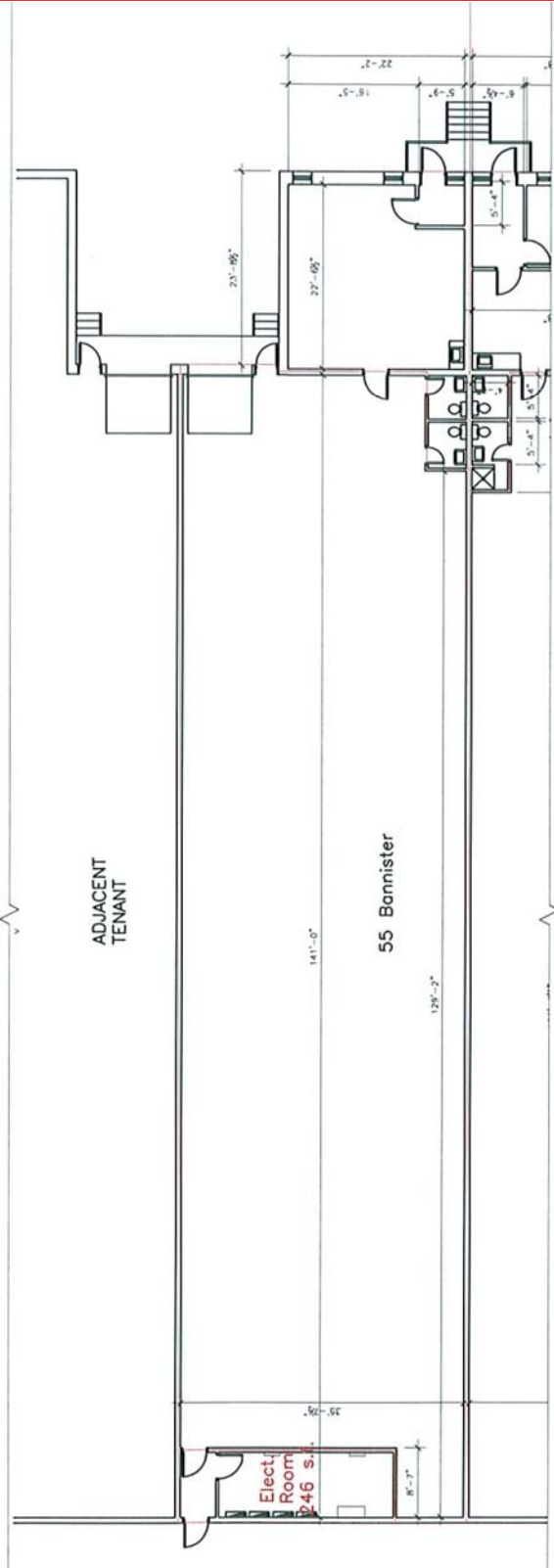
- Easy access for semi-trailer traffic
- Building improvements interior/exterior
- Office/Warehouse space
- Attractive lease rates & Professionally Managed
- (+/-) 12' ceiling height & Dock loading
- Good parking

Zoning: – M1

Murray Goodman
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DTZ Barnicke Winnipeg Ltd.
Sterling Lyon Business Park
Unit 5 – 986 Lorimer Boulevard
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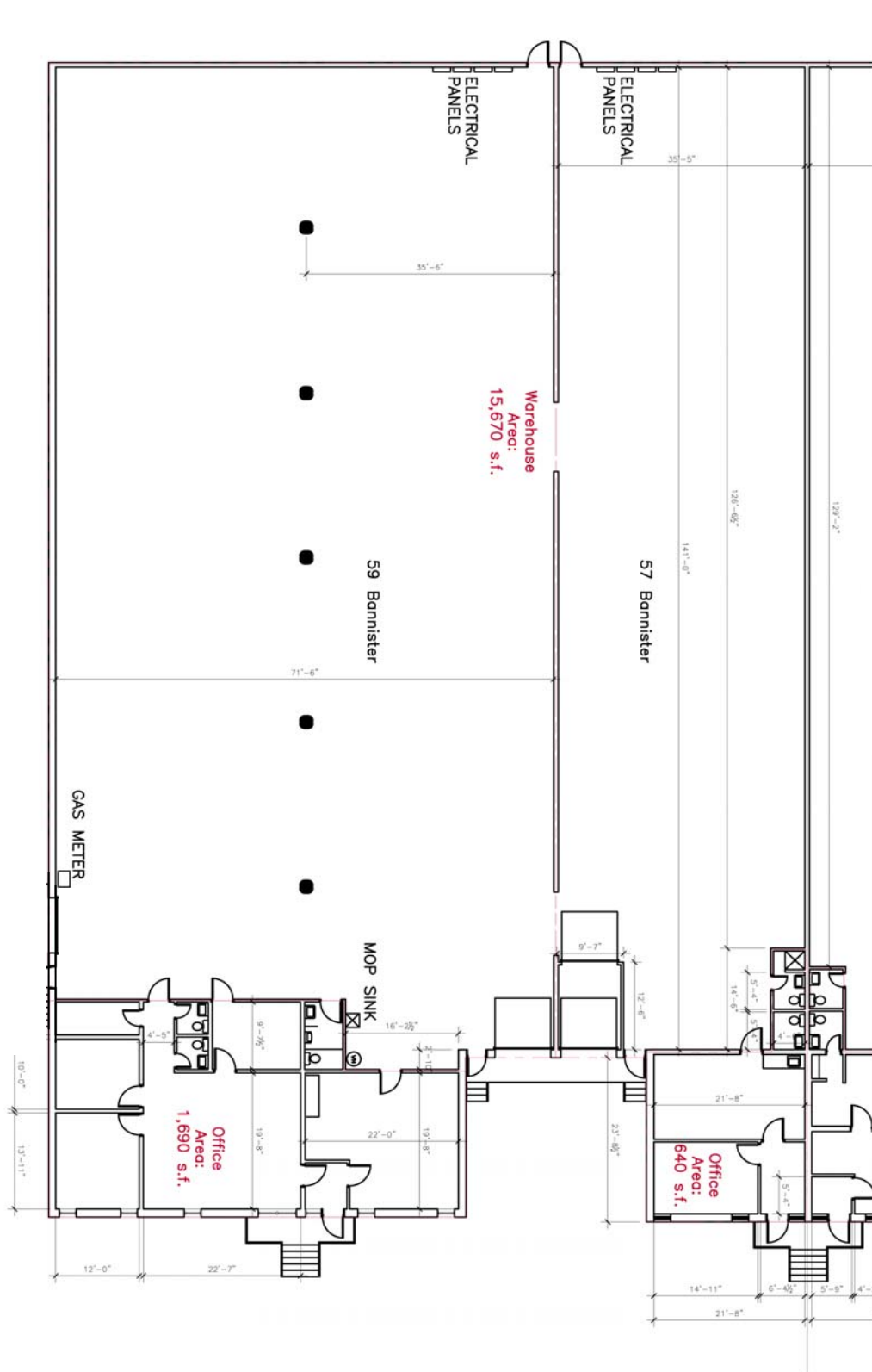


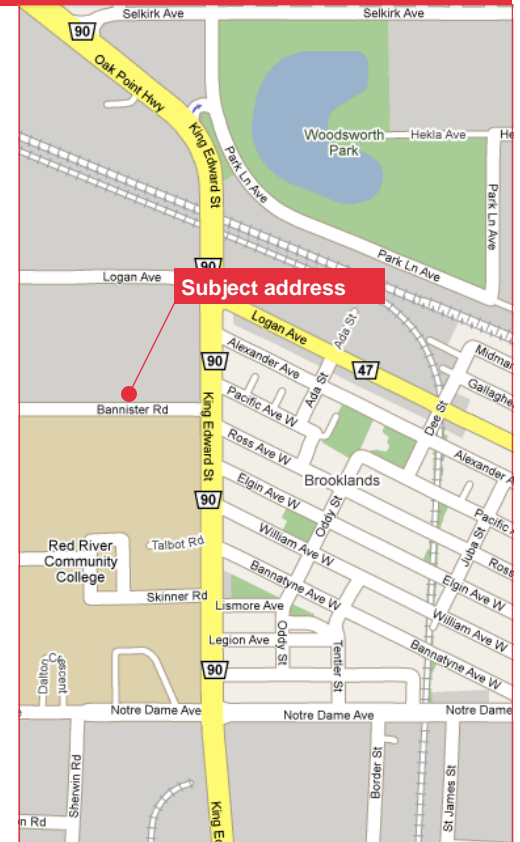
Square Footage: – Total of (+/-) 5,784 sf

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DTZ Barnicke's comprehensive real estate offering is based upon expert local knowledge supported by first class research together with a reputation for high quality client service, integrity, teamwork and a long-term track record. With a team of over 12,500 property professionals & a service platform operating across 140 cities in 45 countries, including over 20 major Canadian markets, DTZ Barnicke works with clients to provide innovative real estate and business solutions worldwide.

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