



1201 Regent Avenue West

Industrial (+/-) 106,550 SF

Location: – Great location NE Winnipeg, in between Lagimodiere Blvd. and Plessis Road. Amazing frontage on Regent and in close proximity to major trucking & transit routes.

Available:

Buildings Available	Square Feet	Net Rent	CAM & Tax (2009 est.)	Property Type
Building A	7,674 sf	\$9.00 psf	\$1.50 psf	Office
Building B	106,550 sf	\$4.00 psf	\$1.50 psf	Warehouse

FULLY LEASED

Highlights:

- Exhaust system with make-up air
- Compressed air lines throughout
- Bridge crane in work stations
- Heat- Boiler & Infrared
- Lighting- Metal halide
- Fully sprinklered
- Column grid (+/-) 60' x 44'
- Ceiling height (+/-) 14'
- Power- 1200 amp 600 volt 3 phase

Loading:

- 1- (+/-) 16' x 16' inside dock door
- 1- (+/-) 10' x 16' grade door with ramp
- 1- (+/-) 16'x 14' grade door with ramp

Zoning:

- M1

Murray Goodman

Sales & Leasing Associate

murray.goodman@dtzbarnicke.com

Direct Tel: 204.928.5009

DTZ Barnicke Winnipeg Ltd.

Sterling Lyon Business Park

Unit 5 – 986 Lorimer Boulevard

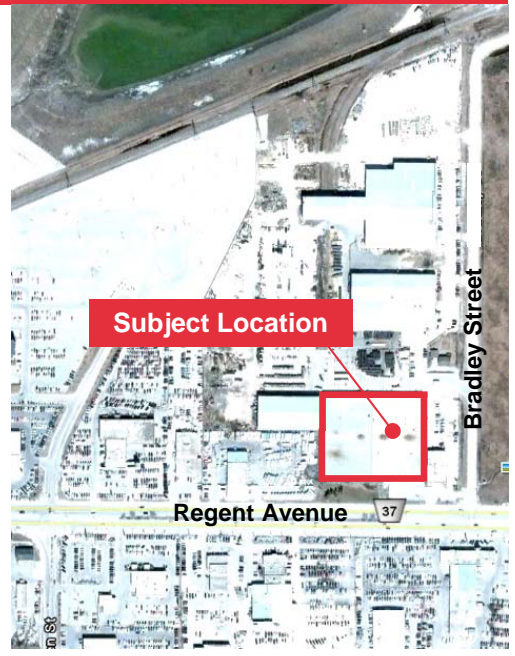
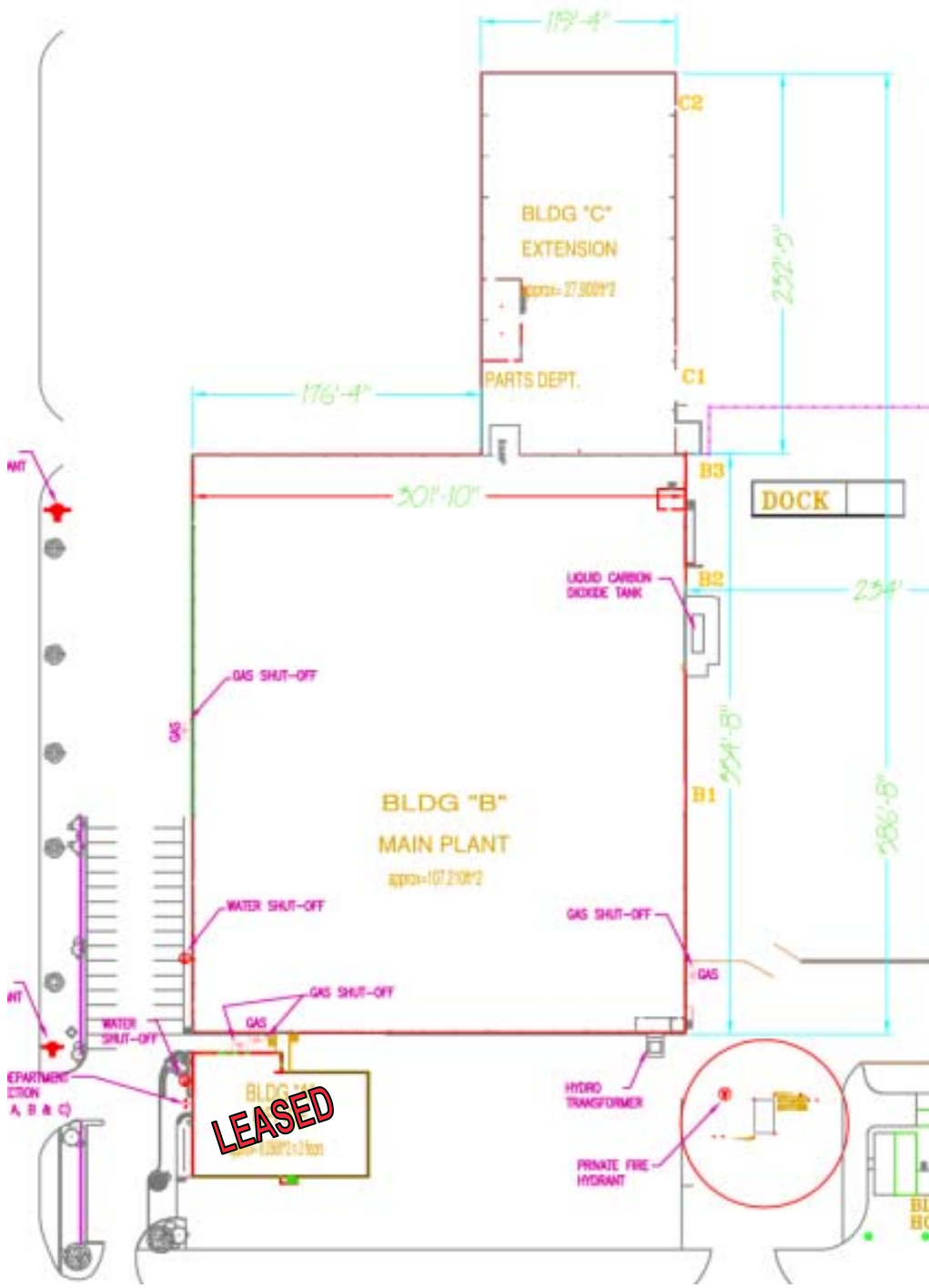
Winnipeg, Manitoba R3P 0Z8

Tel: 204 928 5000

Fax: 204 928 5010

www.dtzbarnicke.com





Murray Goodman
Sales & Leasing Associate
murray.goodman@dtzbarnicke.com
Direct Tel: 204.928.5009

DTZ Barnicke Winnipeg Ltd.
Sterling Lyon Business Park
Unit 5— 986 Lorimer Boulevard
Winnipeg, Manitoba R3P 0Z8

Tel: 204 928 5000
Fax: 204 928 5010
www.dtzbarnicke.com