



## 71-77 Bannister Road

### Warehouse/Office / (+/-) 35,829 SF

- Location:** – Northwest Winnipeg in close proximity to major routes and the Richardson International Airport
- Available:** – Now ready for Occupancy
- Zoning:** – M1
- Lease Rate:** – \$9.50 psf Net
- CAM & Tax:** – \$5.10 psf (2011 est.) Management fees included
- Loading:** – 2 Dock 8'x10' & 1 Grade 8'x10' per unit
- Ceiling Height:** – 23' Clear
- Available Units:**
- 71 Bannister Rd. – (+/-) 8,822 sf
  - 73 Bannister Rd. – (+/-) 8,987 sf
  - 75 Bannister Rd. – (+/-) 8,987 sf
  - 77 Bannister Rd. – (+/-) 9,033 sf

**Murray Goodman**

Sales & Leasing Associate  
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**Direct Tel:** (204) 928 5009

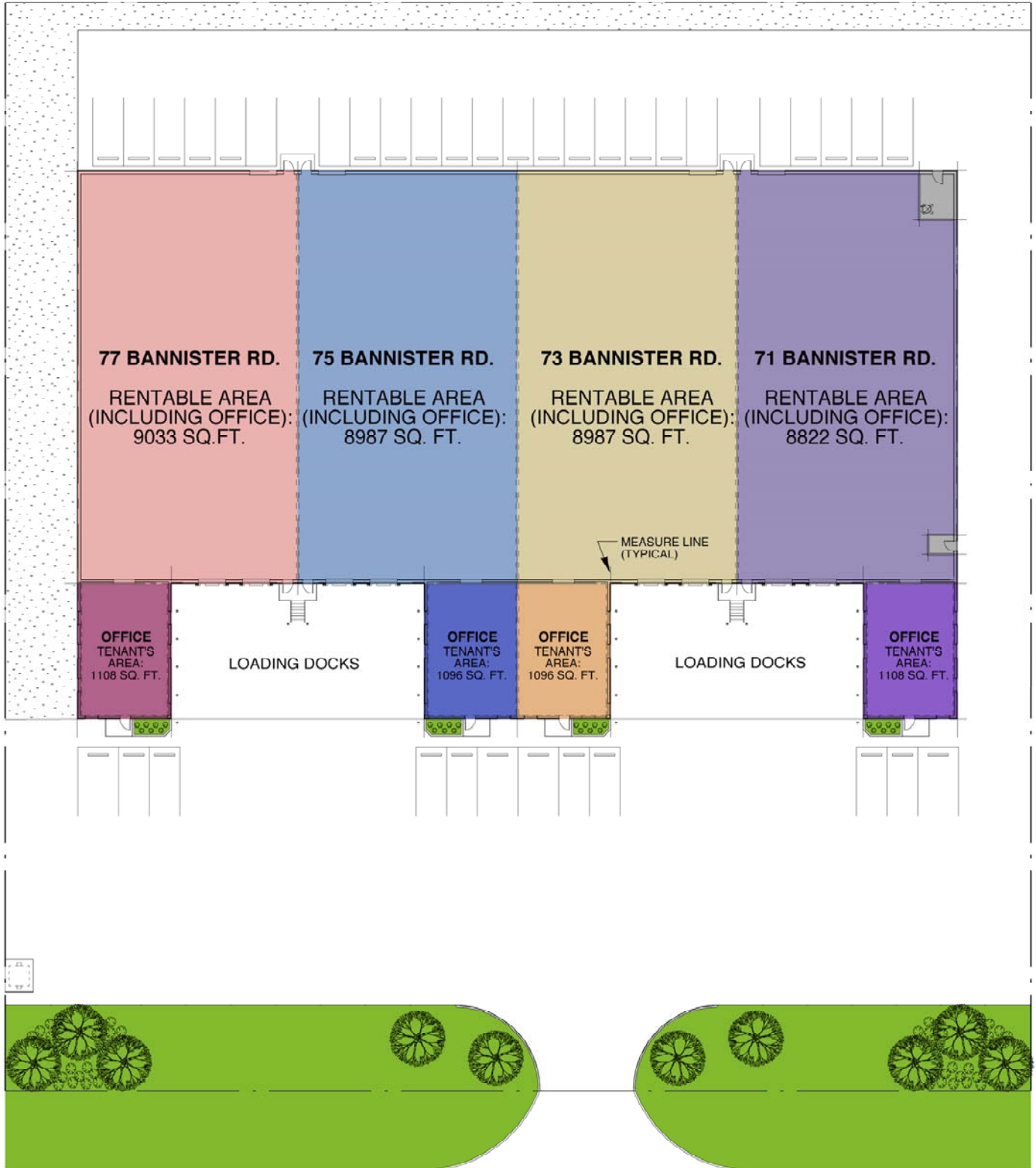
**DTZ Barnicke Winnipeg Ltd.**

Sterling Lyon Business Park  
Unit 5 – 986 Lorimer Boulevard  
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<b>Walls</b>	Featuring <a href="#">Murox</a> High Performance Buildings <ul style="list-style-type: none"><li>- Architectural versatility</li><li>- More energy efficient than standard industrial buildings</li><li>- Provides increased comfort by optimizing natural lighting and cooling and heating systems</li></ul>
<b>Warehouse Structure</b>	Steel superstructure to be column, beam and open web steel joist system. Structure does not allow for cranes.
<b>Flooring</b>	Concrete Slab-on Grade. <ul style="list-style-type: none"><li>- Office: 5" slab on grade</li><li>- Warehouse: 6" slab on grade</li></ul>
<b>Roof</b>	EPDM ballasted single ply roof over R24 insulation and 1-1/2' decking
<b>Mechanical</b>	<ul style="list-style-type: none"><li>- Office: RTU c/w a heating and cooling system</li><li>- Warehouse: unit heaters</li></ul>
<b>Electrical</b>	<ul style="list-style-type: none"><li>- Each bay comes equipped with 2 panels: 1st panel - 400 amp 120/208 volt 3 Phase 4 wire and 2nd panel - 225A 347/600V 3 Phase 4 wire panel</li><li>- Exterior parking plugs are available</li></ul>
<b>Plumbing</b>	<ul style="list-style-type: none"><li>- Roughed-in plumbing is provided in each office and warehouse</li></ul>
<b>Loading Doors</b>	<ul style="list-style-type: none"><li>- 2-8'x10' insulated overhead doors for the dock c/w dock levers per unit</li><li>- 1-8'x10' insulated overhead door for drive-in access per unit</li></ul>
<b>Lighting</b>	Office: 1'x4' mounted strip light Warehouse: 6 lamp high bay T5HO fixtures Site Lighting: mini wall pack with 70w metal halide lamp
<b>Sprinkler</b>	The warehouse and offices are protected by a sprinkler fire protection system.
<b>Sign</b>	Each unit will have an illuminated sign box mounted on the exterior above the entrance
<b>Column Grid</b>	Approximately 66' x 41'
<b>Bay Size</b>	Approximately 122' x 66'

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