



## 54-68 Paramount Road Office/Warehouse Space

- Location:** – Located just off Inkster Boulevard in the heart of Inkster Industrial Park with close proximity to McPhillips Street, Keewatin Street and Route 90.
- Features:** – New roof on both buildings, 2010  
– Recently updated exterior on both buildings
- Zoning:** – M2

**Available:**

Unit	Square Feet	Lease Rate	CAM & Tax
54	(+/-) 5,000 sf	\$4.75 psf Net	\$2.65 psf (2011 est.)
56	(+/-) 5,000 sf	\$4.75 psf Net	\$2.65 psf (2011 est.)
60	(+/-) 8,000 sf	\$4.75 psf Net	\$2.65 psf (2011 est.)

**Murray Goodman**

Sales & Leasing Associate  
murray.goodman@dtzbarnicke.com

**Direct Tel: (204) 928 5009**

**Cell: 204 990 4800**

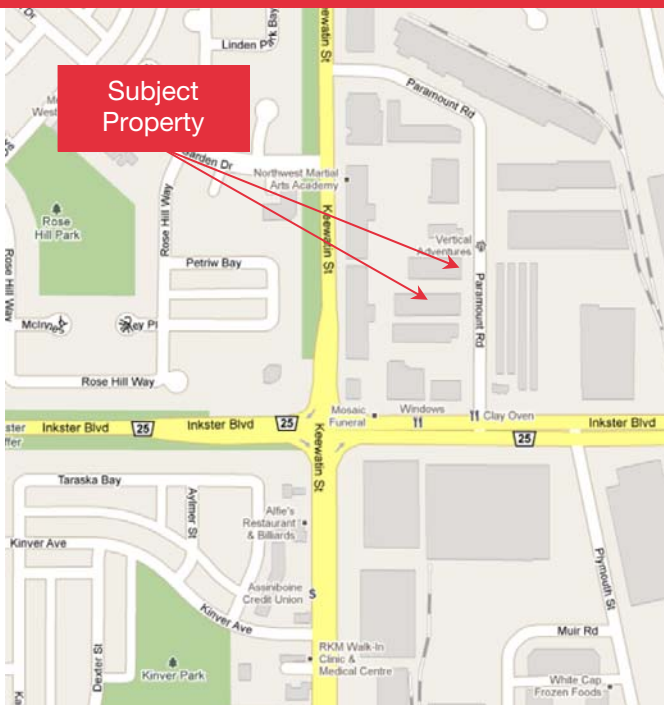
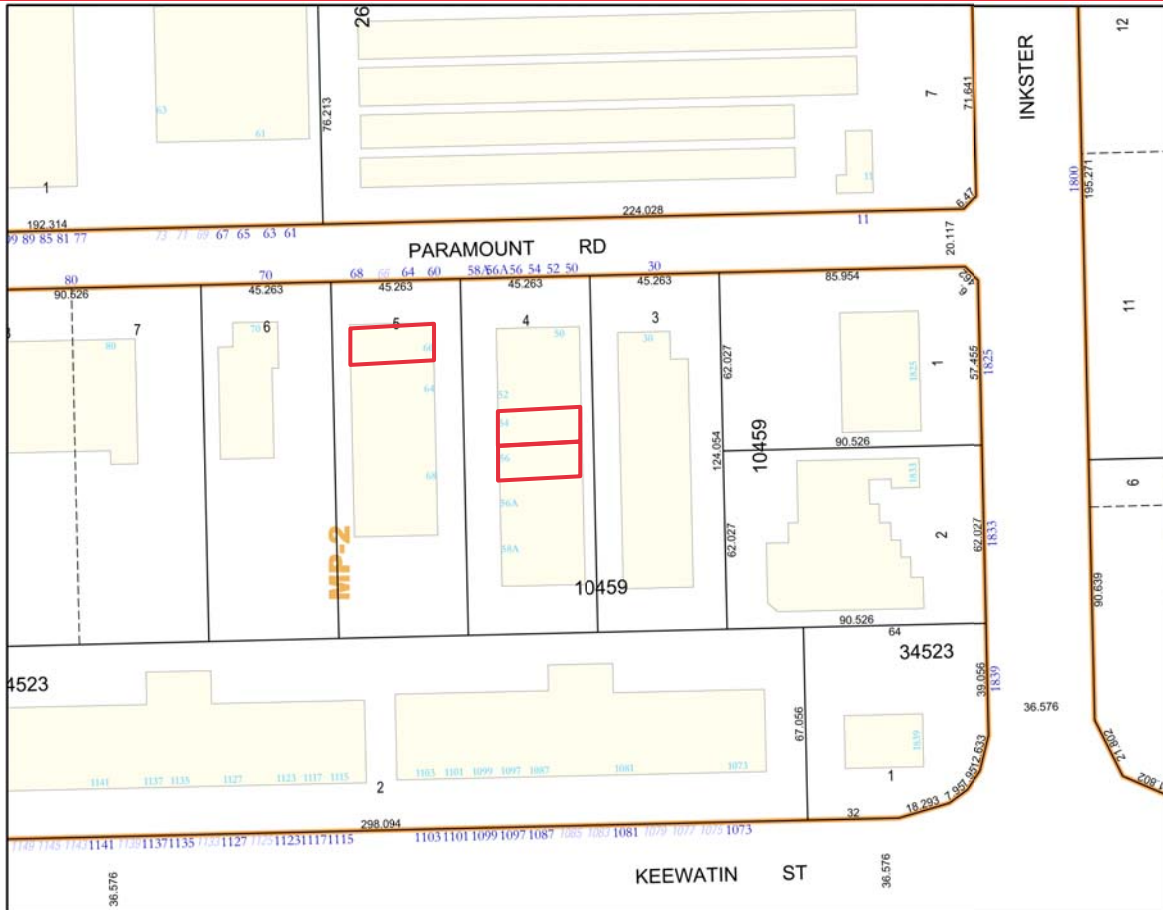
**DTZ Barnicke Winnipeg Ltd.**

Sterling Lyon Business Park  
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**Office Space****Warehouse**

- Highlights:**
- (+/-) 5,000 sf of prime industrial space
  - Ceiling height (+/-) 13' clear
  - Good parking
  - Includes (+/-) 400 sf office space
  - 2 washrooms
  - Available immediately

**Zoning:** - M2

**Lease Rate:** - \$4.75 psf Net

**CAM & Tax:** - \$2.65 psf (estimated 2011)

**Loading:** - 1 Grade door

**Lighting:** - Fluorescent Tube

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**Reception Area****Office****Highlights:**

- (+/-) 8,000 sf available
- Close proximity to major trucking routes
- Warehouse - (+/-) 6,000 sf
- Cost effective warehouse space
- Nice open warehouse space
- (+/-) 19' clear ceiling height
- Office - (+/-) 2,000 sf
- Beautifully re-finished office!

**Zoning:**

- M2

**Lease Rate:**

- \$4.75 psf Net

**CAM & Tax:**

- \$2.65 psf (estimated 2011)

**Loading:**

- Grade loading
- Hydraulic lift for dock loading

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