

# FOR SALE/LEASE

46,119 SF Industrial Building

33 Bentall Street, Winnipeg, Manitoba



**CLOSE TO  
TRANSPORTATION  
ROUTES**



**EXCELLENT  
FRONTAGE**



**SIGNAGE  
OPPORTUNITIES**



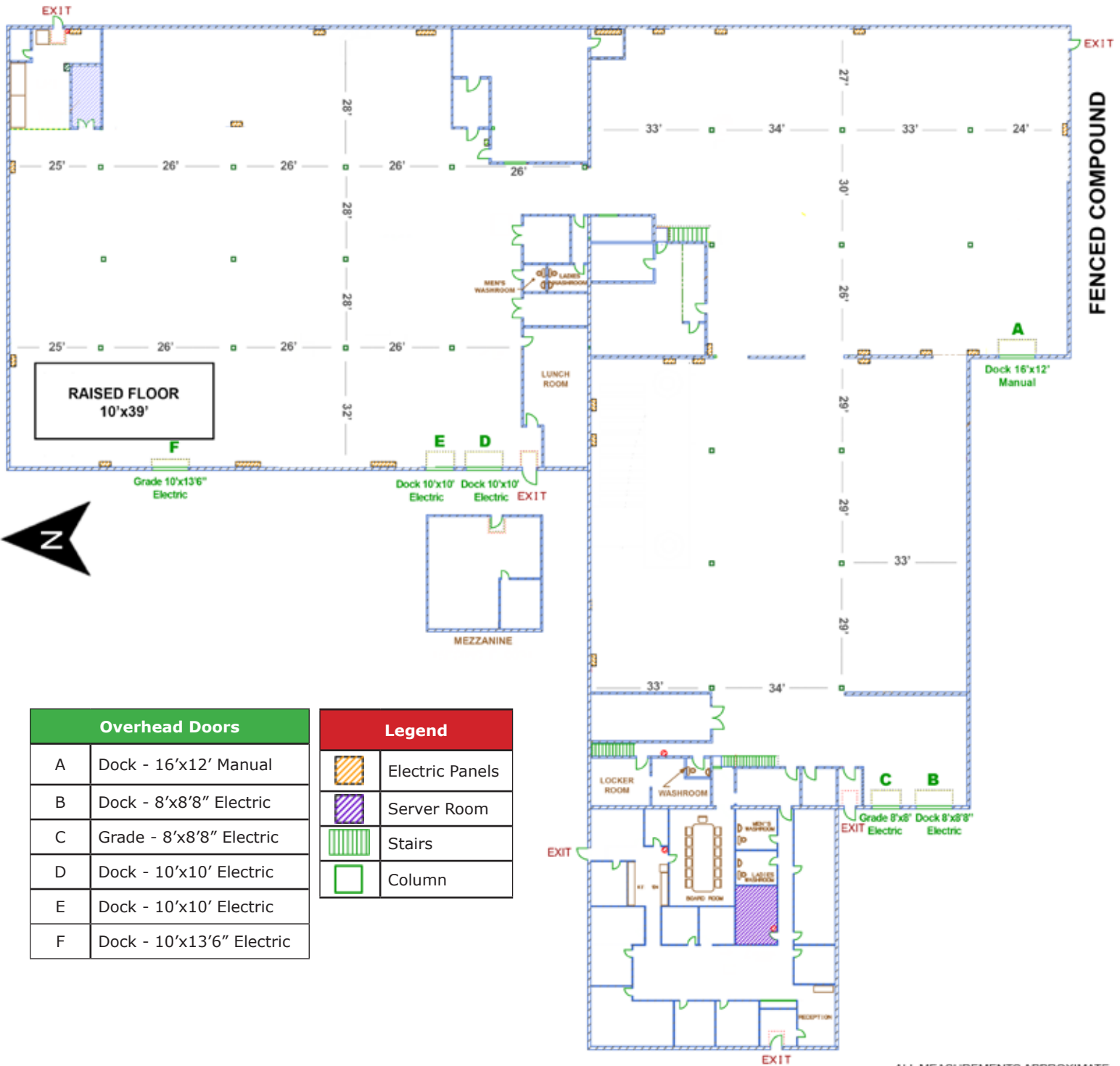
**PARKING  
AVAILABLE**

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Overhead Doors	
A	Dock - 16'x12' Manual
B	Dock - 8'x8'8" Electric
C	Grade - 8'x8'8" Electric
D	Dock - 10'x10' Electric
E	Dock - 10'x10' Electric
F	Dock - 10'x13'6" Electric

Legend	
	Electric Panels
	Server Room
	Stairs
	Column

**BENTALL STREET**

ALL MEASUREMENTS APPROXIMATE  
NOT EXACTLY AS SHOWN  
NOT TO SCALE

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## PROPERTY FEATURES

Building Area	46,119 +/- SF
Lot Size	2.58 +/- Acres
Frontage	318.11 +/- ft.
Depth	354.2 +/- ft.
Year Built	1985/87/90
Construction	Steel Frame Slab on Grade with Concrete Block, Insulated Walls (R12 Wall Construction, Roof R20)
Ceiling Height	18.1 ft.
Loading	4 - Dock Doors w/Levellers 2 - Grade Doors
Bay Size	30' x 34'
Lighting	Florescent
Heat	Gas Fired Unit Heaters
Electrical	347/600 Volt 2000 Amps 3 Phase, 4 Wire
Zoning	M2 - Industrial
Parking	88 +/- Stalls

## FINANCIAL

Offering Price	\$6,500,000
Lease Rate	\$7.95 PSF/Annum
Property Taxes (2022)	\$95,309.66 (\$2.06/SF)

## LEGAL

Legal Description  
- Lot 1 Plan 19017 WLTO in OTM Lot 42  
- Lot 1 Plan 21523 WLTO in OTM Lots 42 and 43  
Parish of St. John

Title Number	1474213/1, 1474218/1
Roll Number	14041641800
Vendor	3255212 Manitoba Ltd.

## Features

- 4,154 SF recently renovated main floor office
- Warehouse - partially air conditioned
- Boardroom
- Heavy power
- Fully sprinklered
- Server room
- High capacity air compressor system with reserve tanks (seperate purchase)

## LOCATION

- Situated on the east side of Bentall Street and south of Mountain Avenue within the Inkster Industrial Park.
- Minutes from the Winnipeg James Armstrong Richardson International Airport.
- Adjacent to CentrePort Canada, Canada's Inland Port.

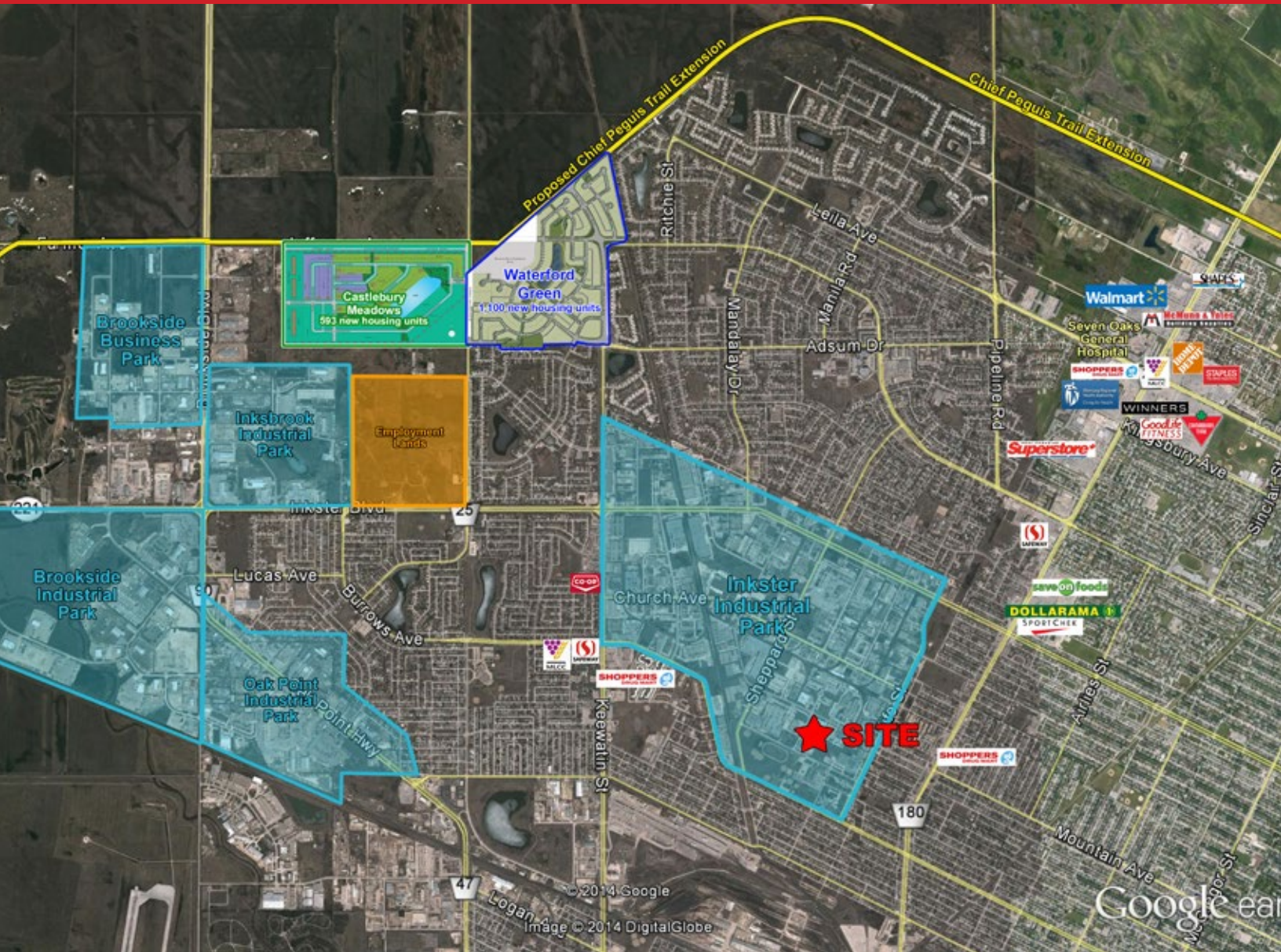


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FOR MORE INFORMATION, PLEASE CONTACT:

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# Shindico

*Succeeding by Helping Others Succeed*



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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