

FOR LEASE

Freestanding Industrial Building

555 Kapelus Dive, West St. Paul, Manitoba



BUILDING SIZE
+/- 26,000 SF



M1
ZONING



SITE AREA
+/- 20.55 ACRES

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SITE PLAN



LEGEND

-  Building 1 Potential Compound +/- 5 Acres
-  Building 2 Potential Compound +/- 5.5 Acres

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PROPERTY SUMMARY

Building 1 Size	+/- 14,825 SF
Building 2 Size	+/- 14,000 SF
Possession	Dec 1, 2024
Building 1 Land Area	+/- 6.8 Acres
Building 2 Land Area	+/- 5.9 Acres
Net Lease Rate	Contact Agent
Additional Rent (est.)	\$2.96/SF*
Zoning	M1

*plus management fee

FEATURES

- Ceiling heights range from 16.5 to 23 feet.
- Ample parking available for staff and clients.
- Large fenced, heavily compacted compound area available in the back (+/- 5 - 10.5 Acres).
- Gas fired unit heaters in warehouse.
- Heating and cooling in office area.
- Multiple quonsets available for additional covered storage.
- Main floor consist of private offices, washrooms, shop/bullpen area, warehouse and staff area.
- Second floor with a boardroom, staff area, private offices and washrooms.
- Building 1 - 400 Amp 347/600V 3 Phase.
- Building 2 - 100 Amp 347/600V 3 Phase.
- Four grade loading doors (16' x 15' & 18' x 15').
- Crane – 1 x 3 tonne.
- Floor drains.

LOCATION

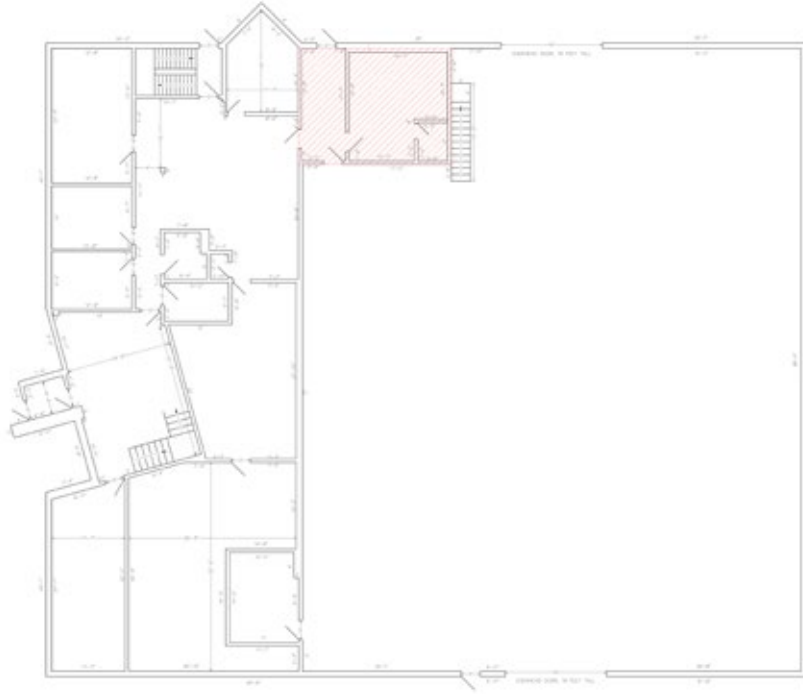
- Very rare industrial opportunity with large compound area in R.M. of West St. Paul.
- Located just off the north Perimeter Highway, minutes away from Main Street.
- Multiple access point via Kapelus Drive.



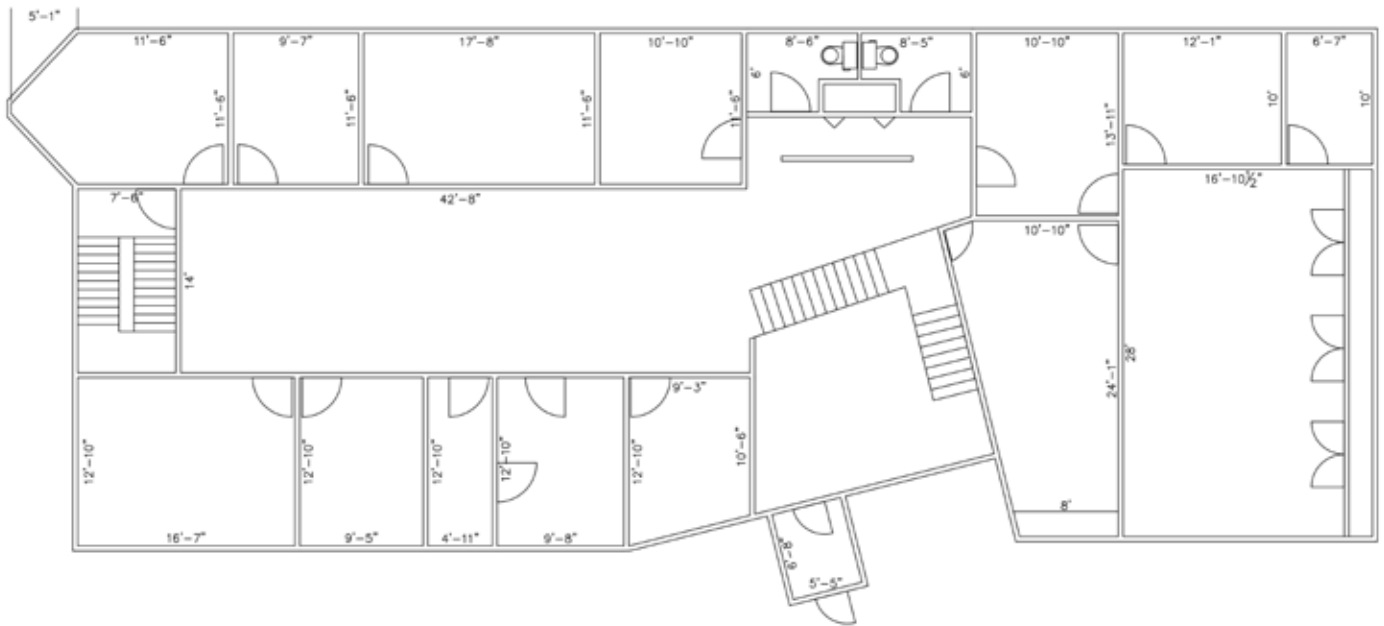
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BUILDING 1 - 1ST FLOOR LAYOUT



BUILDING 1 - 2ND FLOOR OFFICE LAYOUT



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BUILDING 2 - COMPOUND AREA



BUILDING 1 - COMPOUND AREA



BUILDING 2 - LOADING/TRUCK AREA



BUILDING 1 - WAREHOUSE



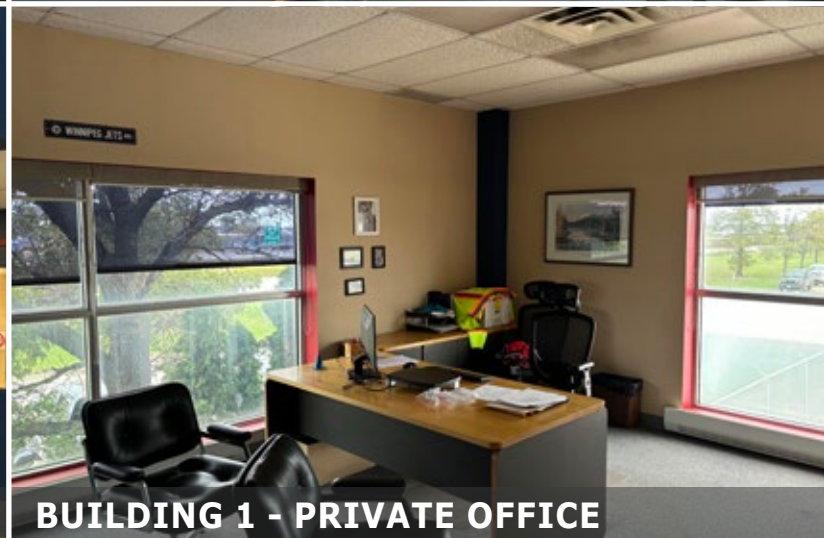
BUILDING 2 - WAREHOUSE



BUILDING 1 - COMPOUND AREA

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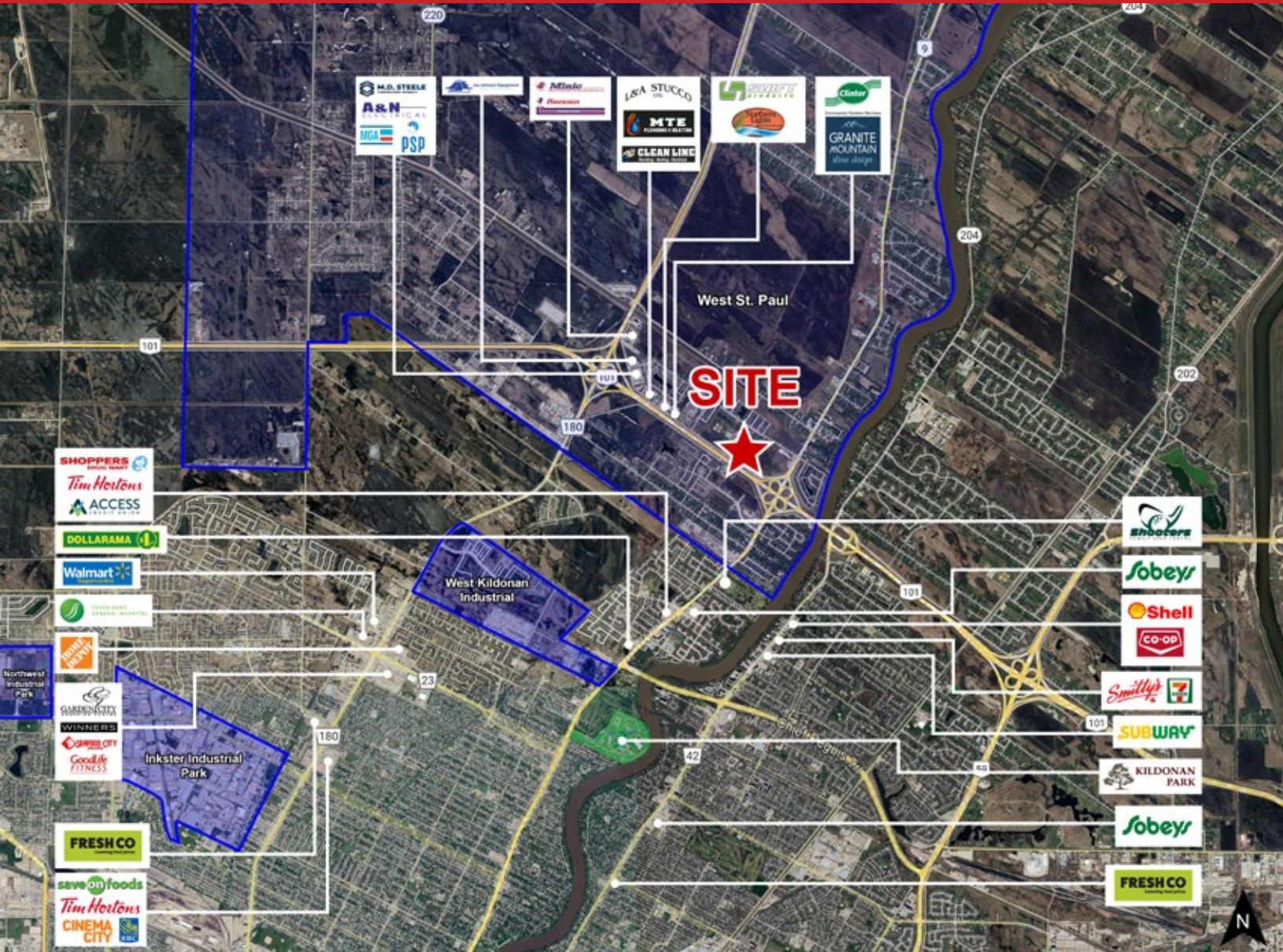


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Shindico

Succeeding by Helping Others Succeed



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