

FOR LEASE



GOLDSTONE
DEVELOPMENT - INVESTMENT - MANAGEMENT

New State-Of-The-Art Industrial Development in North West Winnipeg

60 Dunlop Avenue - Inkster Industrial Park
37,500 SF Industrial Building



**MINUTES FROM
TRANSPORTATION
ROUTES**



**EASY ACCESS
TO TRANSIT**



**28' - 32' CLEAR
CEILINGS**



**CITY WATER
& SEWER**

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60 Dunlop Avenue, Winnipeg, MB



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INDUSTRIAL STRENGTH

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PROPERTY SUMMARY

Available	Various Configurations ranging from 6,250 to 37,500 SF
Net Rent	\$13.95/SF
Property Taxes (est.)	\$3.25/SF
CAM (est.)	\$1.79/SF (Plus Management Fee)
Total Site Size	3.12 +/- Acres
Zoning	M2 - Industrial District
Parking	80 stalls

NOTABLE TENANTS IN INKSTER INDUSTRIAL PARK



DEMOGRAPHICS



FEATURES

- **Pre leasing completion slated Q2 2024.**
- Brand new construction: energy efficient, concrete and steel, steel roof deck.
- Large front windows.
- **Low site coverage for optimal truck movements and easy loading.**
- **Fiber-optic internet connected.**
- Compound available. (Up to 1 Acre).
- Located in Inkster Industrial Park, the largest established industrial park in North West Winnipeg.
- Easily accessed from Inkster Boulevard.
- Multiple transit stops in close proximity.
- **Minutes from Brookside Boulevard and CentrePort Canada Way.**
- Significant existing and new residential communities close to the development site (Aurora, Tyndall Park, Waterford Gardens, Castlebury Meadows) in North West Winnipeg providing access to a reliable workforce.

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BUILDING SPECIFICATIONS

Bay Size	50' x 125'
Ceiling Height	28' to 32' Clear
Column Spacing	60' x 25'
Dock Doors	12 - 8' x 9' full vertical lift with dock seals Hydraulically operated dock leveler
Grade Doors	2 - 16' x 18' / 4 - 14' x 14' overhead door
Floors	6" reinforced concrete floors throughout
Walls	Steel stud front wall with flat panel insulated metal siding, precast warehouse walls and loading wall
Roof	Standing seam metal roof R-38
Warehouse Heating	Sealed combustion gas fired unit heaters
Power	1000A, 347/600V 3-Phase
Utilities	Separately metered electricity & natural gas City of Winnipeg water & sewer
Fire Protection	ESFR sprinkler system for Class I-IV commodities and Group A plastics Code compliant fire alarm system
Lighting	LED high-bay lighting
Paving	Heavy duty paving in truck manoeuvring areas Commercial duty asphalt paving in automotive parking areas

* Specifications may change

INDUSTRIAL STRENGTH

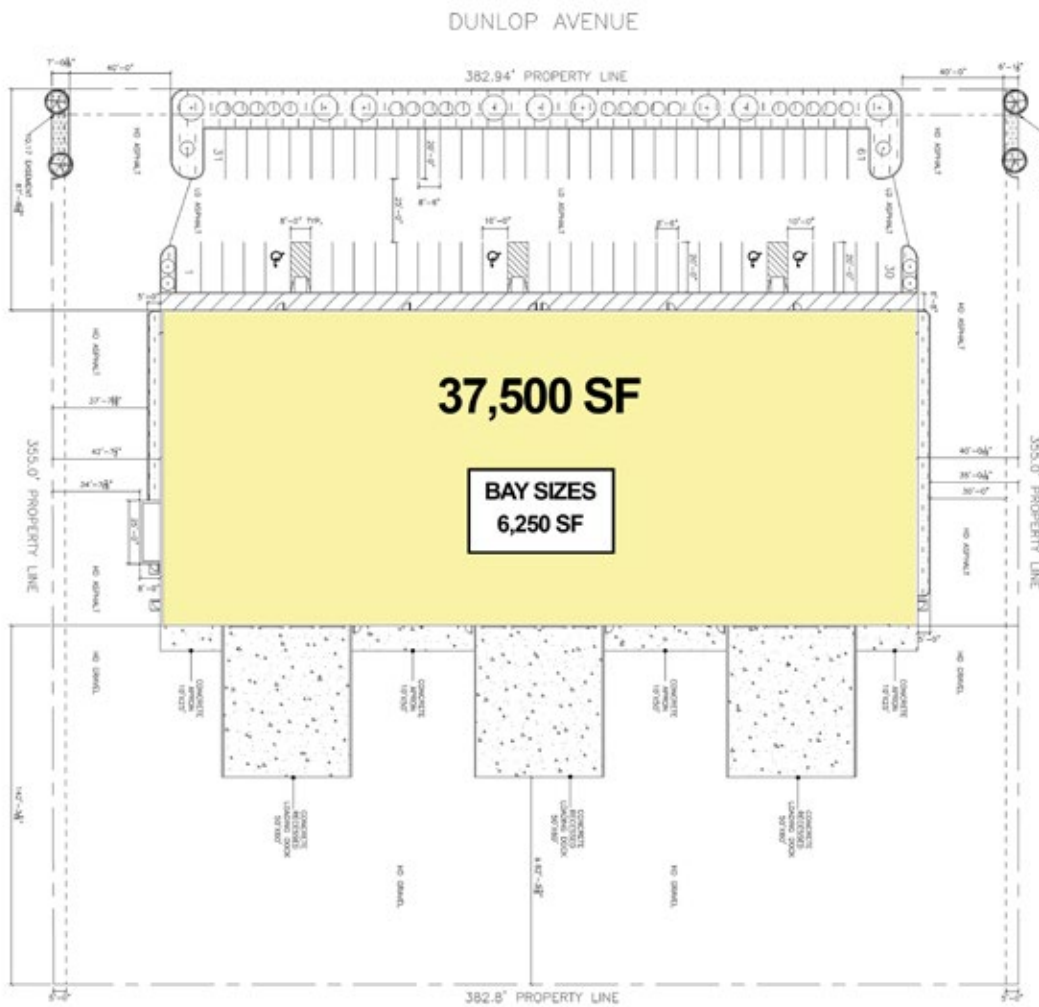
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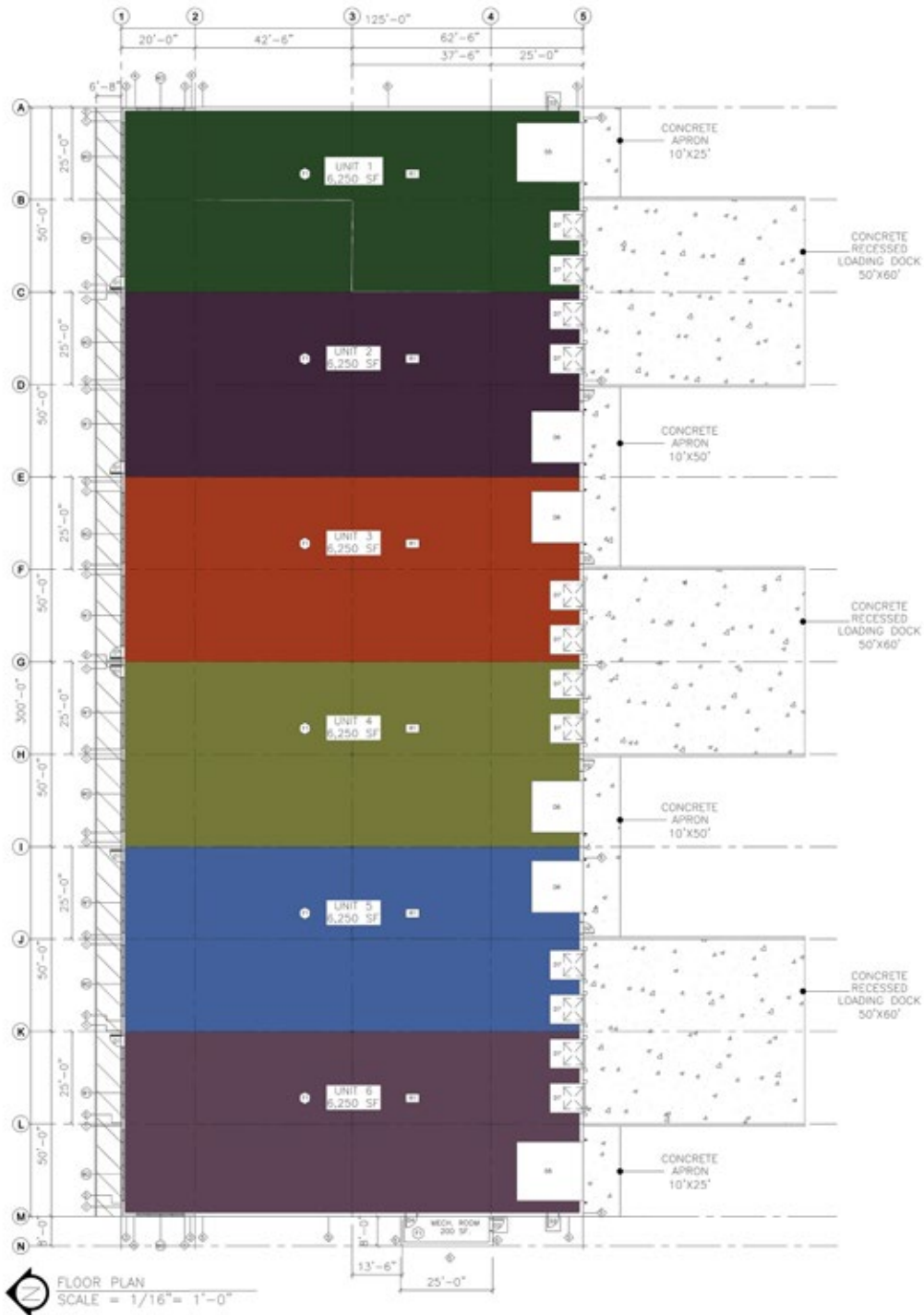
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FLOOR PLAN



* Bay sizes not exactly as shown

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DRIVE TIMES FROM DUNLOP AVENUE



	Distance from Inkster Business Park	Distance (km.)	Drive Time
1	North Perimeter Highway (Hwy 100) & Rte 90	8.3	9 min
2	East Perimeter Highway (Hwy 100) & Trans-Canada Highway East (Hwy 1)	31	30.9 min
3	South Perimeter Highway (Hwy 100) & Hwy 75	40.8	33 min
4	West Perimeter Highway (Hwy 100) & Trans-Canada Highway West (Hwy 1)	16.7	16 min
5	Winnipeg Richardson International Airport	7.9	16 min
6	Downtown (Portage Ave & Main St)	7.9	16 min
7	Lagimodiere Boulevard (Hwy 59) & Regent Avenue West	11.1	25 min
	U.S. Border Crossing via Hwy 75	117	1 hr 25 min
	U.S. Border Crossing via Hwy 59	118	1 hr 38 min
	Brandon, Manitoba	261	2 hr 44 min

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SURROUNDED BY AMENITIES

The nearby McPhillips retail node nearby offers several shopping and dining options, including Northgate Shopping Centre and Garden City Shopping Centre.

- A short drive to Northgate Shopping Centre with Save On Foods, Cinema City, Dollarama, and Fit4Less Gym, with cross access.
- Other major retailers include: Home Depot, Walmart Supercentre, Real Canadian Superstore, and Canadian Tire.
- Nearby hotels include three Canad Inns Destination Centres, Thriftlodge and Travelodge by Wyndham.

PUBLIC TRANSPORTATION

Public transit is easily accessible with several City of Winnipeg transit stops within walking distance.



FOR MORE INFORMATION, PLEASE CONTACT:

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