

WATER TOWER DISTRICT Olexa

Pre-Leasing Industrial/Commercial

Southeast Corner of Marion Street & Archibald Street, Winnipeg, Manitoba



90 ACRES
EMPLOYMENT LAND



EXCELLENT
TRANSIT



GREAT
ACCESS



22 ACRES
PARK LAND



LARGE
RESIDENTIAL

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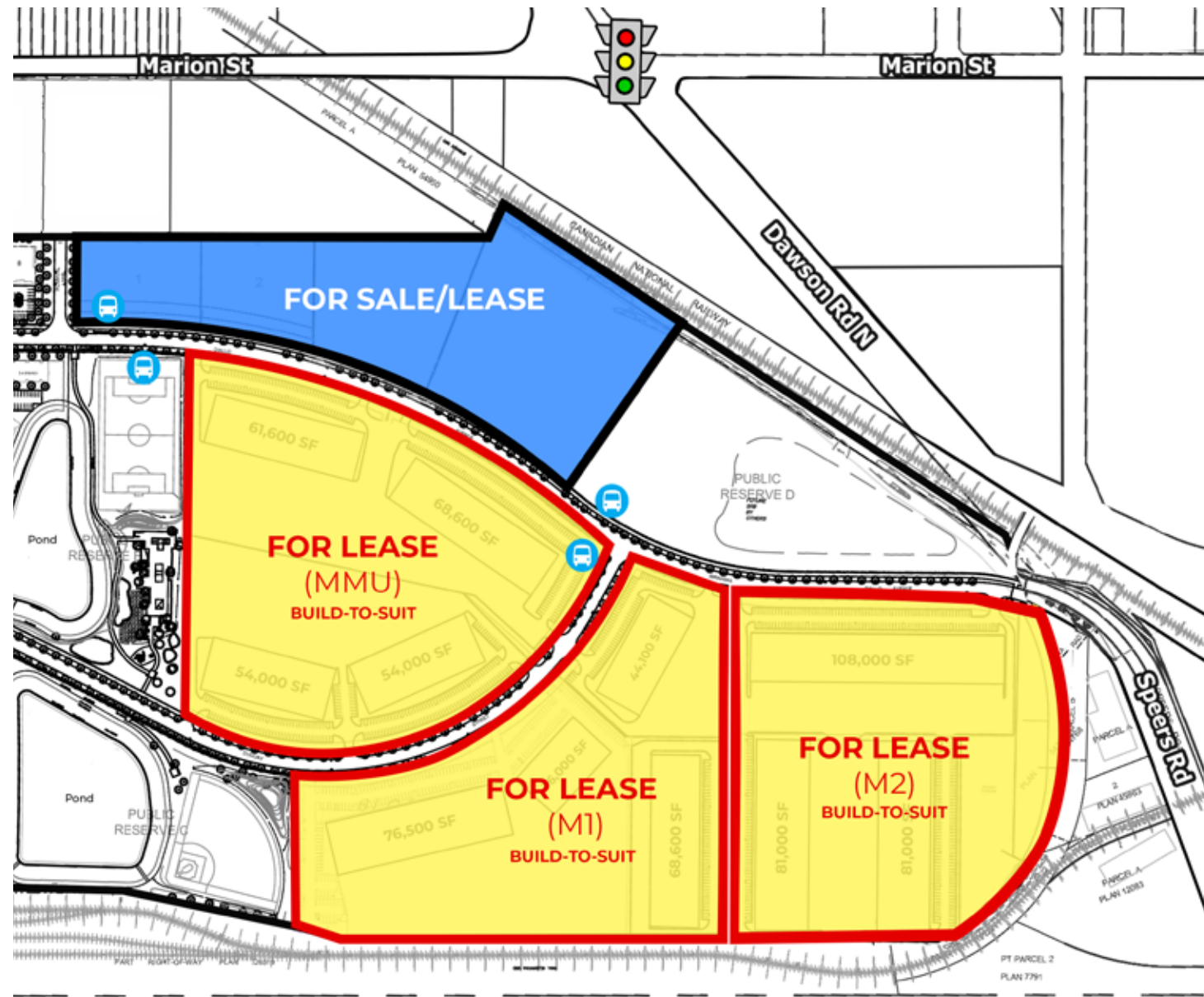
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WATER TOWER DISTRICT

Olexa

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PRE-LEASING INDUSTRIAL/COMMERCIAL



- 
Access to Major Routes
- 
Industrial Zoning
- 
Excellent Amenities
- 
On-Site Trailer Parking
- 
Great Access
- 
Transit Oriented Development

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PRE-LEASING

Available Units	3,000 to 150,000 SF
Land Area	70 acres
Construction to commence	Q4 2023
Projected Completion	Q4 2024
Approximate site coverage	35%

HIGHLIGHTS

- Build to suit options available 10,000 to 150,000 SF.
- Fully serviced.
- Close proximity to skilled labour.
- Direct access to major transportation routes (Hwy 59)
- Minutes away from CN's Symington and Transcona Rail Yards.
- Ideal for LAST MILE delivery.
- Fiber-optic infrastructure in place.
- Transit Oriented Development.
- Daytime amenities nearby.
- 28'-32' clear ceiling height.
- New construction: energy efficient, concrete and steel, steel roof deck.
- Large front windows.
- Low site coverage for optimal truck movements and easy loading.
- Compound available.

INDUSTRIAL OPPORTUNITY

Participate in one of Winnipeg's newest shovel-ready industrial developments. The 70 acres of industrial lands are part of a 165-acre actual mixed-use development consisting of multi-family, retail, office, parklands, and industrial. Ideally located in St. Boniface, the site is well suited for last-mile delivery, and the proximity to the workforce is a great advantage. The Water Tower District is using the concept of a transit-oriented development (TOD) featuring active and traditional transportation options with direct access to Marion Street and Hwy 59 (Lagimodiere Blvd.) It will provide connectivity to major transportation routes.



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THE VISION

Olexa’s vision is to create a village using the principles of the 15-minute city (everyone should have access to essential urban services within a quarter-hour radius), where people can live within a short walk or ride to work, shop, dine, exercise, and play.

Transit service with convenient stops will be in the district, and frequent service on Marion as part of the city’s transit master plan. In addition, Peg City Car Co-op will locate approximately ten vehicles in the district at full build-out of the multi-family.

Over 22 acres of land are dedicated to parks and public reserves, including areas for community gardens, active recreation, and pathways.

Employment will be readily available in the district. A 12-acre neighbourhood retail node at Marion will provide shops and services to the community. Over 90 acres of employment land will create opportunities for approximately 700 jobs within the district.

DEMOGRAPHICS

	5 min Drive Time	10 min Drive Time	15 min Drive Time
Total Population	11,793	148,259	441,990
Daytime Population	16,909	211,411	481,144
Households	5,630	65,981	187,105
Median Age	38.5	37.7	38.6
Avg. Household Income	\$83,823	\$93,026	\$98,788

Environics Analytics ©2023

THE DEVELOPMENT

Olexa Developments Ltd is creating the Water Tower District on the former Canada Packers/Public Markets site. This 165-acre development is being converted into a true mixed-use development as part of “Our Winnipeg” Complete Communities.

The development will have sidewalks, interior walking paths, active transportation paths, and connectivity to Winnipeg’s dynamic transportation network. In addition, there will be a controlled intersection at Marion and direct access to Highway 59 (Lagimodiere Blvd.) via Speers Road.

THE LOCATION

The Water Tower District is located on the east side of St. Boniface, near the heart of Winnipeg. It’s approximately 4 kilometers to downtown and less than 3 kilometers to Manitoba’s second-largest hospital (St. Boniface General Hospital). Excellent access to transportation corridors and amenities is required for a Complete Community.

WATER TOWER DISTRICT

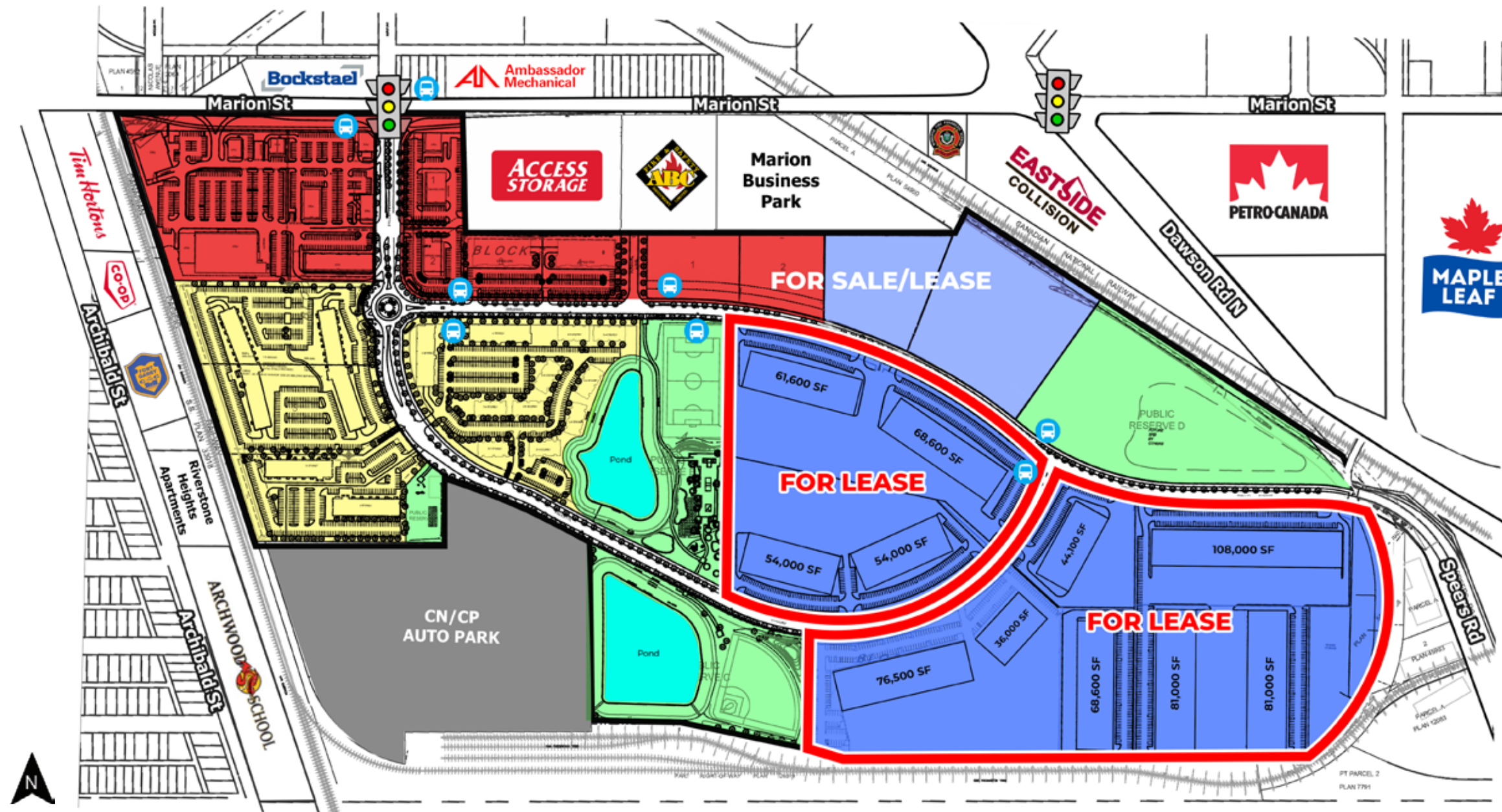
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Route from Subject Lands	Distance (km.)	Drive Time
1 St. Boniface Hospital	2.8	6 min
2 Downtown	4.2	11 min
3 Concordia Hospital	5.3	11 min
4 West Perimeter Highway (Hwy 100) & Trans-Canada Highway West (Hwy 1)	18.5	32 min
5 Winnipeg Richardson International Airport	13.1	28 min
6 North Perimeter Highway (Hwy 100) & Rte 90	26.6	26 min
7 South Perimeter Highway (Hwy 100) & Hwy 75	15	21 min
8 University of Manitoba	11.7	18 min
9 University of Winnipeg	5.8	13 min
10 Saint Boniface College	2.8	6 min
11 East Perimeter Highway (Hwy 1)	13.9	14 min

DEVELOPMENT OVERVIEW



PROPERTY SUMMARY

Commercial/Retail/Office:	
Zoning C2:	14 +/- acres
Zoning CMU:	3.34 +/- acres
Zoning C3:	4.01 +/- acres
	21.35 +/- acres
Light to Medium Industrial:	
Zoning MMU:	25.56 +/- acres
Zoning M1:	20.3 +/- acres
Zoning M2:	24.22 +/- acres
	70.08 +/- acres
Multi Residential (Mid to High Density):	
Zoning RMF-L:	10 +/- acres
Zoning RMF-M:	15.2 +/- acres
	25.2 +/- acres
Park Land:	
Parks:	12.36 +/- acres
Public Reserve:	10 +/- acres
	22.36 +/- acres

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