

FOR LEASE



New State-Of-The-Art Industrial Development in East Winnipeg

Plessis Business Park - 495 De Baets Street

PHASE 4 - 60% PRE-LEASED!



Concept Rendering



4 MINUTE DRIVE
FROM TRANS-
CANADA HWY #1



EASY ACCESS
TO TRANSIT



32' CLEAR
CEILINGS



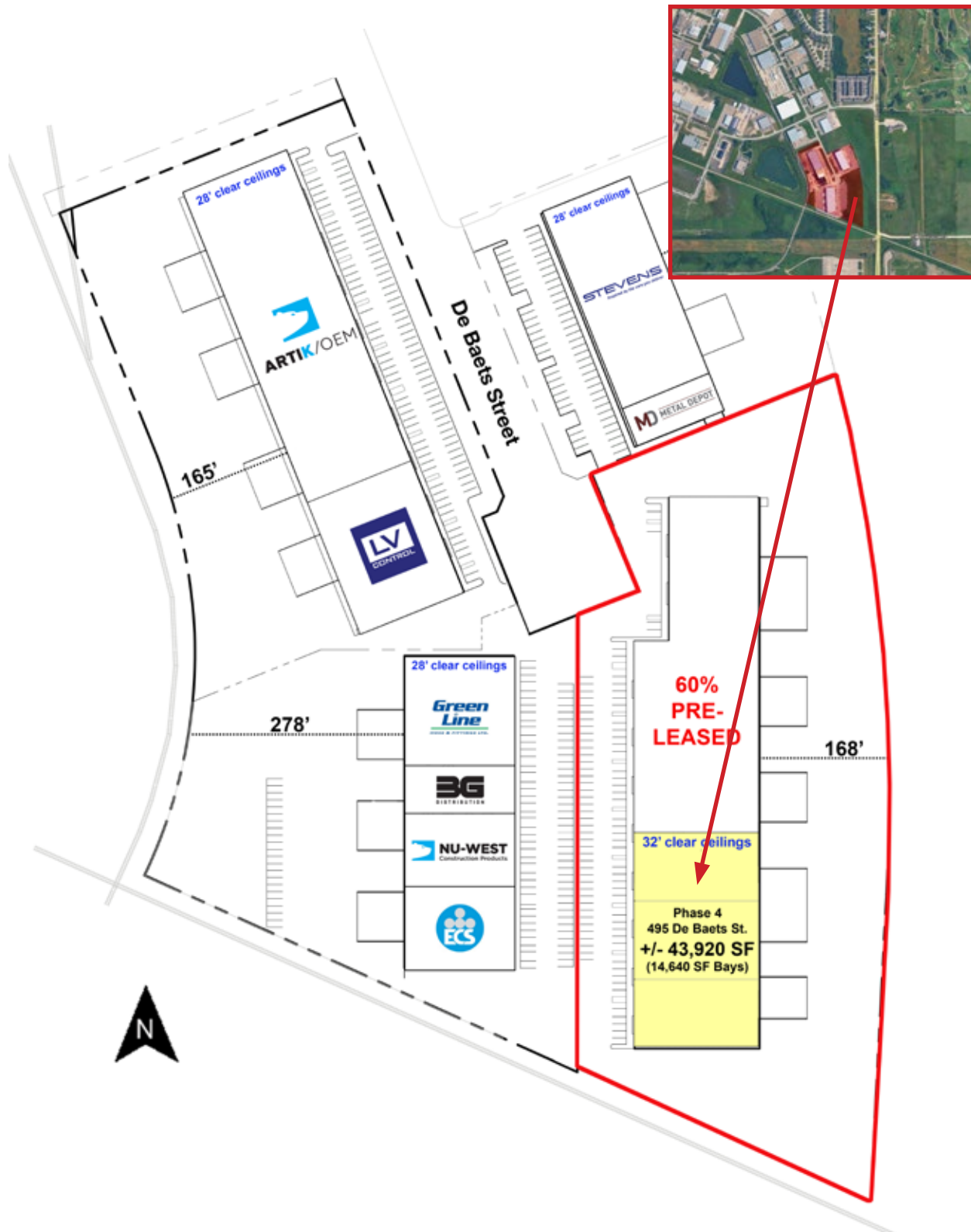
**10 DOCK &
GRADE**
DOORS

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PLESSIS BUSINESS PARK

495 De Baets Street, Winnipeg, MB



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PROPERTY SUMMARY

Available +/- 14,640 to 43,920 SF
Various configurations available

Lease Rate TBN

Property Taxes (2026 est.) \$4.29/SF

CAM* (2026 est.) \$1.77/SF

Land Area (Total Complex) 22.3 +/- Acres

Parking (Total Complex) 381 stalls

Zoning M2 - Industrial District

* Plus management fee



Concept Rendering

FEATURES

- Brand new construction: energy efficient, concrete and steel, steel roof deck and **10" reinforced concrete floors throughout.**
- **32' clear ceiling height — rare in the Winnipeg market and well above the 14–16' typical of the St. Boniface Industrial Park.**
- **High density of dock and grade loading.**
- Two rows of large windows along facade to allow natural warehouse light.
- High efficiency unit heaters.
- Low site coverage for optimal truck movements and easy loading.
- Fiber-optic internet connected.
- Build-to-suit available.
- Compound available.
- **Phases 1 to 3 are fully leased.**
- Located in St. Boniface Industrial Park, the largest established industrial park in East Winnipeg.
- Easily accessed from Dugald and Plessis Roads.
- Short 4-minute drive to the Trans-Canada Highway.
- Significant existing and new residential development in East Winnipeg providing access to a reliable workforce, including Winnipeg Transit access.

Notable Tenants in St. Boniface Industrial Park:



480 De Baets

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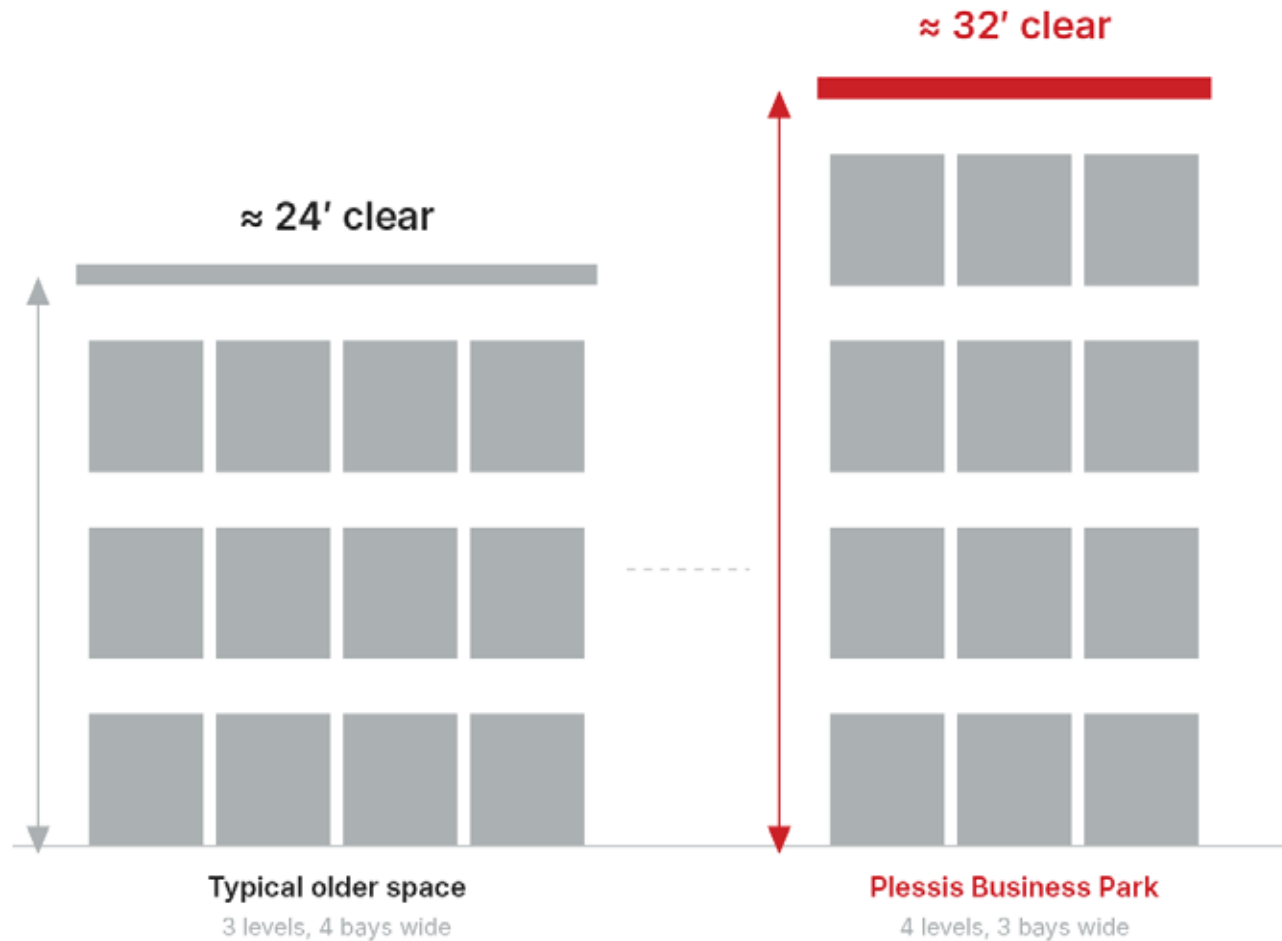


495 DE BAETS STREET SPECIFICATIONS FOR REMAINING AVAILABLE AREA ONLY

Bay Size	14,640 SF - 91.5' x 160'
Ceiling Height	32' clear
Column Spacing	61' x 32'
Dock Doors	7 - 8' x 9' insulated section overhead full vertical lift with dock seals Hydraulically operated dock leveler
Grade Doors	3 - 14' x 14' insulated sectioned overhead doors
Floors	10" reinforced concrete floors throughout
Walls	Insulated metal panel front wall with glazing Precast concrete warehouse walls and loading wall
Roof	Steel roof deck, R-35 insulated modified bitumen membrane
Warehouse Heating	High efficiency sealed combustion gas fired unit heaters
Power	800A, 347/600V 3-Phase 4W
Utilities	Separately metered electricity & natural gas Common 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, based on open shell
Paving	Heavy duty paving in truck maneuvering areas with full concrete building apron

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Same 12 pallet positions, 25% less floor area

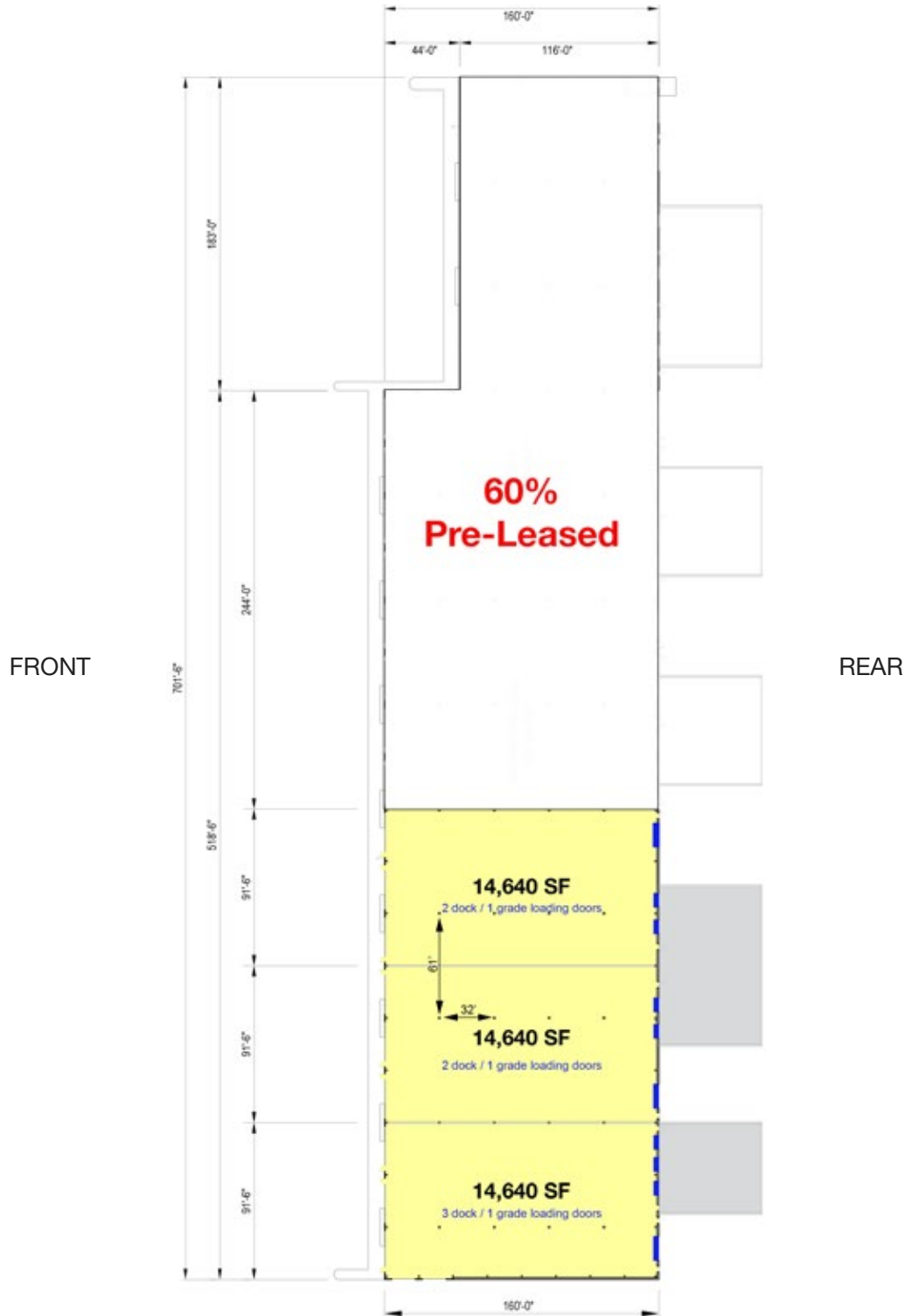
Illustrative comparison. Assumes equal pallet level heights and consistent vertical scale.
Actual racking levels depend on pallet load height and sprinkler clearance.

PLESSIS BUSINESS PARK

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495 DE BAETS STREET FLOOR PLAN



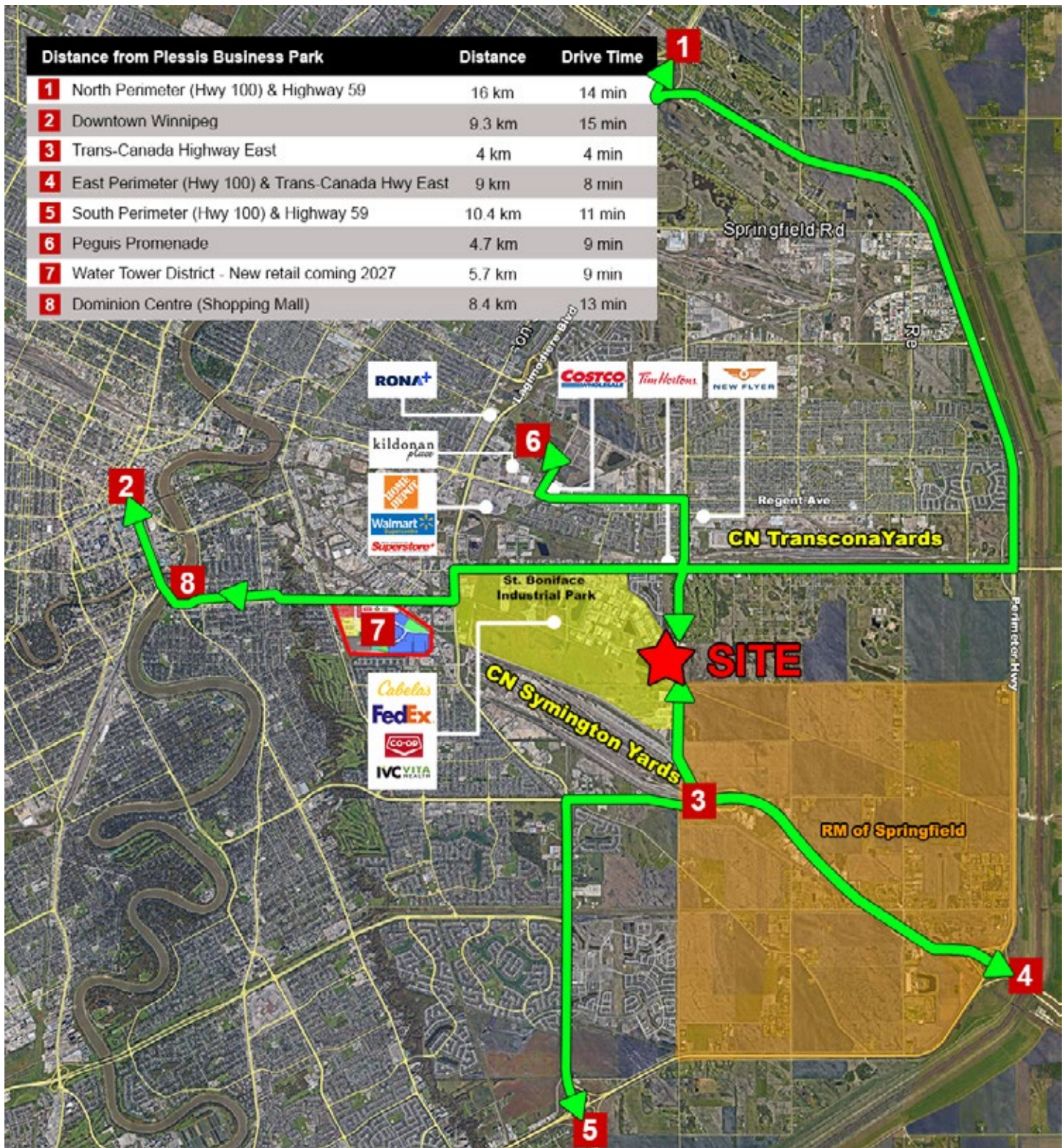
* Bay sizes not exactly as shown

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SURROUNDED BY AMENITIES

The nearby Regent & Lagimodiere retail node nearby offers several shopping and dining options, including Kildonan Place Shopping Centre.

- Kildonan Place Shopping Centre is a regional shopping centre with 95 shops, food court and theatre, anchored by Cineplex Entertainment, Marshalls, HomeSense, Urban Planet and Shoppers Drug Mart and Save-On-Foods.
- Other major retailers include; Home Depot, Walmart Supercentre, Real Canadian Superstore, Rona+, Canadian Tire and Costco.
- Nearby hotels include three Canad Inns Destination Centres, Best Western Premier and Super 8 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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