

FOR LEASE



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

Plessis Business Park - 480 De Baets Street (Phase 3)

READY FOR TENANT FIXTURING



**MINUTES FROM
TRANSPORTATION
ROUTES**



**EASY ACCESS
TO TRANSIT**



**28' CLEAR
CEILINGS**



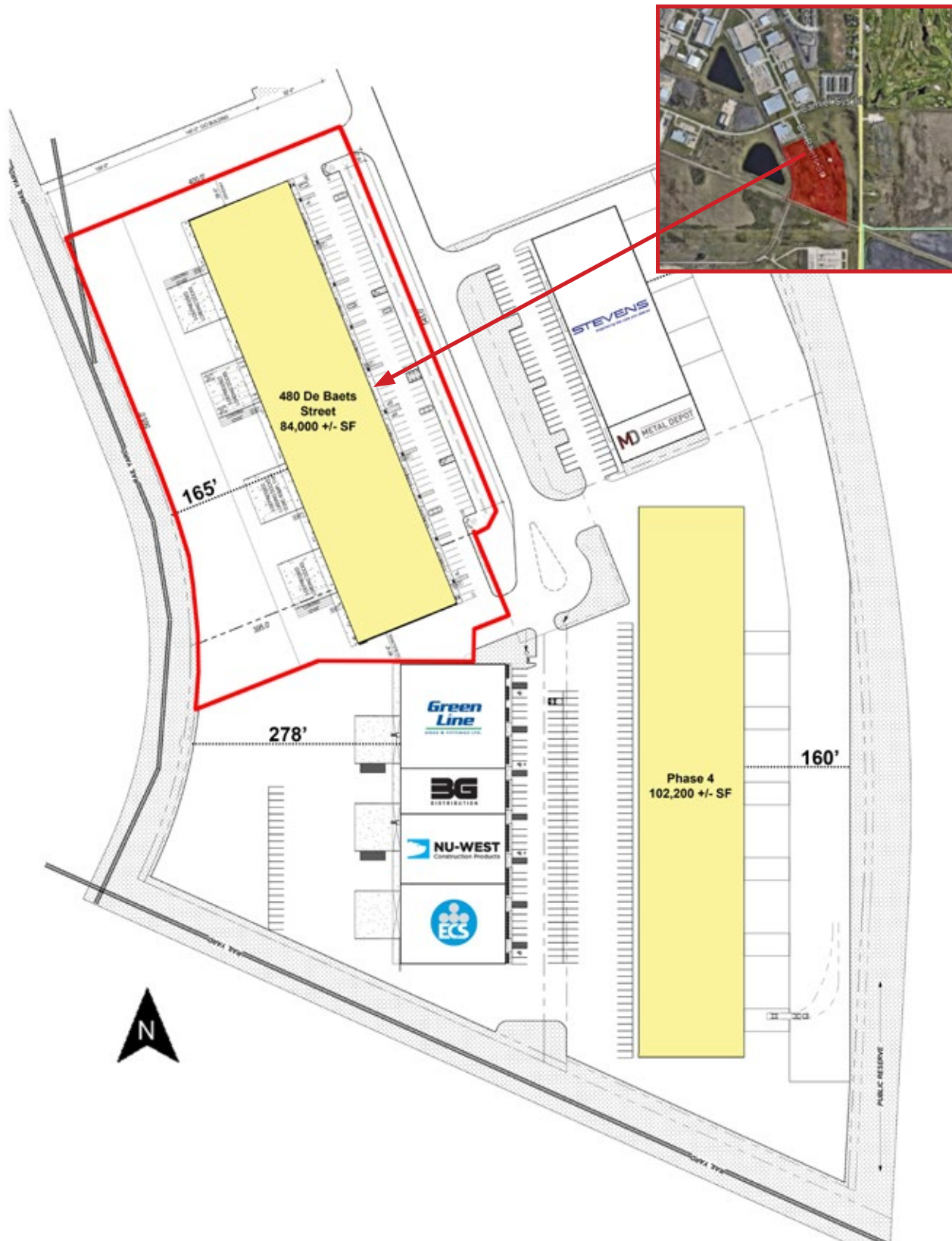
**CITY WATER
& SEWER**

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PLESSIS BUSINESS PARK

480 De Baets Street (Phase 3), Winnipeg, MB



INDUSTRIAL STRENGTH

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PROPERTY SUMMARY

Available	Various Configurations ranging from 8,420 to 84,000 SF
Lease Rate	TBN
Property Taxes (2025 est.)	\$3.99/SF
CAM (2025 est.)	\$1.70/SF (Plus Management Fee)
Total Complex Size	22.3 +/- Acres
Zoning	M2 - Industrial District
Parking (480 De Baets)	114 stalls



FEATURES

- **Phase 3 construction is underway.**
- **Ready for tenant fit-ups Q3 2024.**
- Brand new construction: energy efficient, concrete and steel, steel roof deck.
- Two rows of large windows along facade to allow natural warehouse light.
- High efficiency unit heaters.
- 475 De Baets and 500 De Baets are fully leased.
- **Low site coverage for optimal truck movements and easy loading.**
- **Fiber-optic internet connected.**
- **Build-to-suit available.**
- Compound available.
- 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.



25%

Service Workers



30%

Blue Collar Workers



41%

White Collar Workers

Notable Tenants in St. Boniface Industrial Park:



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480 DE BAETS STREET SPECIFICATIONS

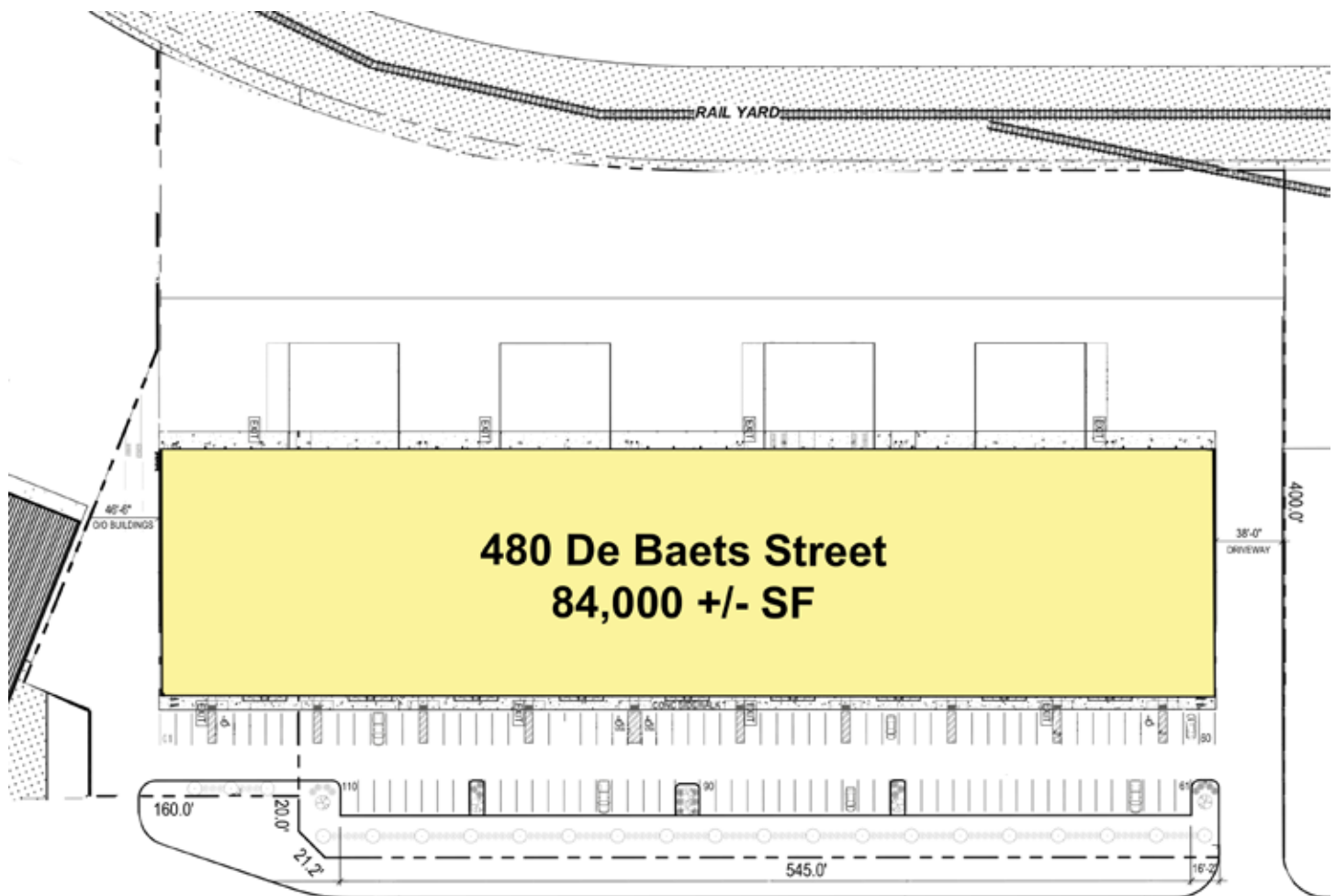
Bay Size	60' x 140'
Ceiling Height	28' Clear (low-end) to 30' 10" Clear (high-end)
Column Spacing	60' x 35'
Dock Doors	12 - 8' x 9' insulated section overhead full vertical lift with dock seals Hydraulically operated dock leveler
Grade Doors	8 - 14' x 14' insulated sectioned overhead doors
Floors	6" reinforced concrete floors throughout
Walls	Insulated metal panel front wall with glazing Precast concrete warehouse walls and loading wall
Roof	Steel roof deck, modified bitumen membrane
Warehouse Heating	High efficiency sealed combustion gas fired unit heaters
Power	1200A, 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
Paving	Heavy duty paving in truck manoeuvring areas Commercial duty asphalt paving in automotive parking areas

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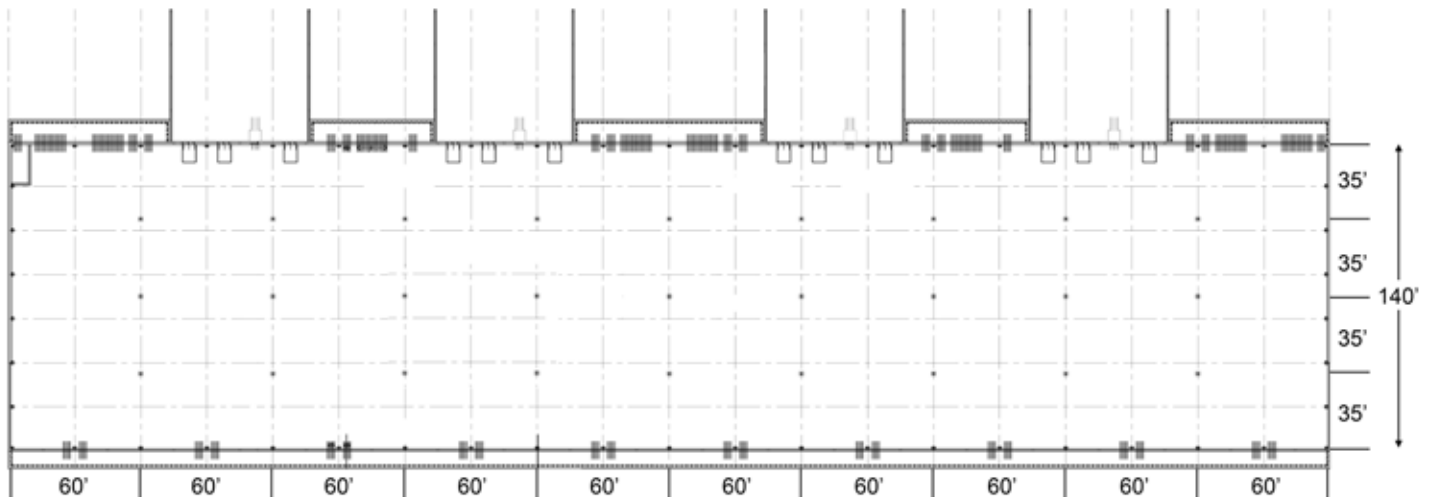
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480 DE BAETS STREET FLOOR PLAN

REAR



FRONT

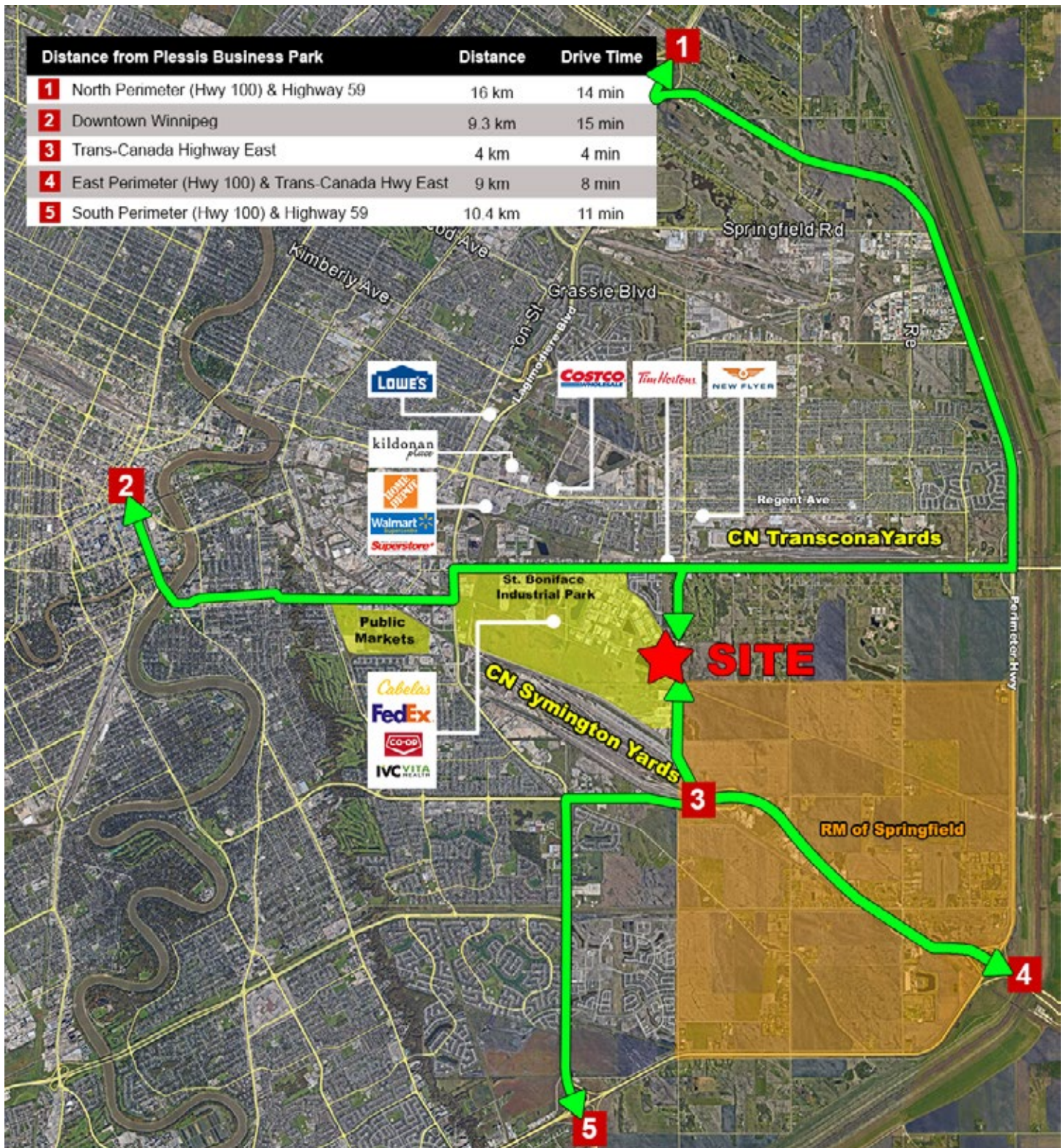
* Bay sizes not exactly as shown

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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, Lowe's, 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:

Robert Scaletta | (204) 223-9777 | rscaletta@shindico.com
Mark Scaletta | (204) 510-3754 | mscaletta@shindico.com
Murray Goodman | (204) 990-4800 | mgoodman@shindico.com
Kalvine Zinzombe | (204) 805-1053 | kzinzombe@shindico.com

Shindico Realty Inc.
200-1355 Taylor Avenue
Winnipeg, Manitoba R3M 3Y9
P (204) 474-2000
inquire@shindico.com
www.shindico.com

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Succeeding by Helping Others Succeed



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