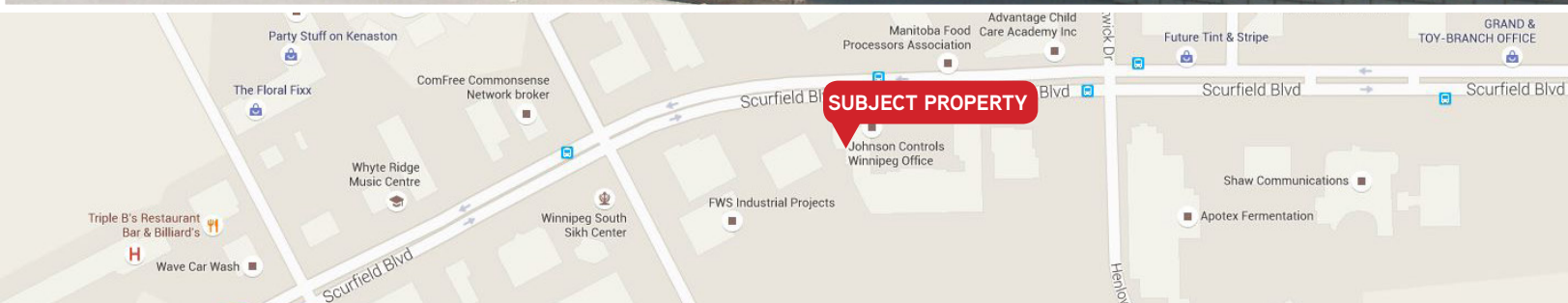


FOR LEASE > MULTI-TENANT OFFICE/WAREHOUSE SPACE

62 SCURFIELD BOULEVARD

WINNIPEG MB



62 Scurfield Boulevard Office/Warehouse Space

This conveniently located multi-tenant, warehouse/office building has excellent presence in the highly desirable South Winnipeg area. The building is situated on the South side of Scurfield Boulevard between the two major North-South arteries in South Winnipeg, Waverley Street and Kenaston Boulevard.

Availability

- **Unit 10-14** 11,823 SF - available immediately
- **Unit 34** 1,394 SF - available Jan 1, 2016

Lease Rate

- **Unit 10-14** - \$9.95/SF Net
- **Unit 34** - \$15.00/SF Net

CAM & Taxes

\$6.37/SF (2015 estimate + Management Fee of 5% of Net Rent)

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SITE PLAN



11,823 SF

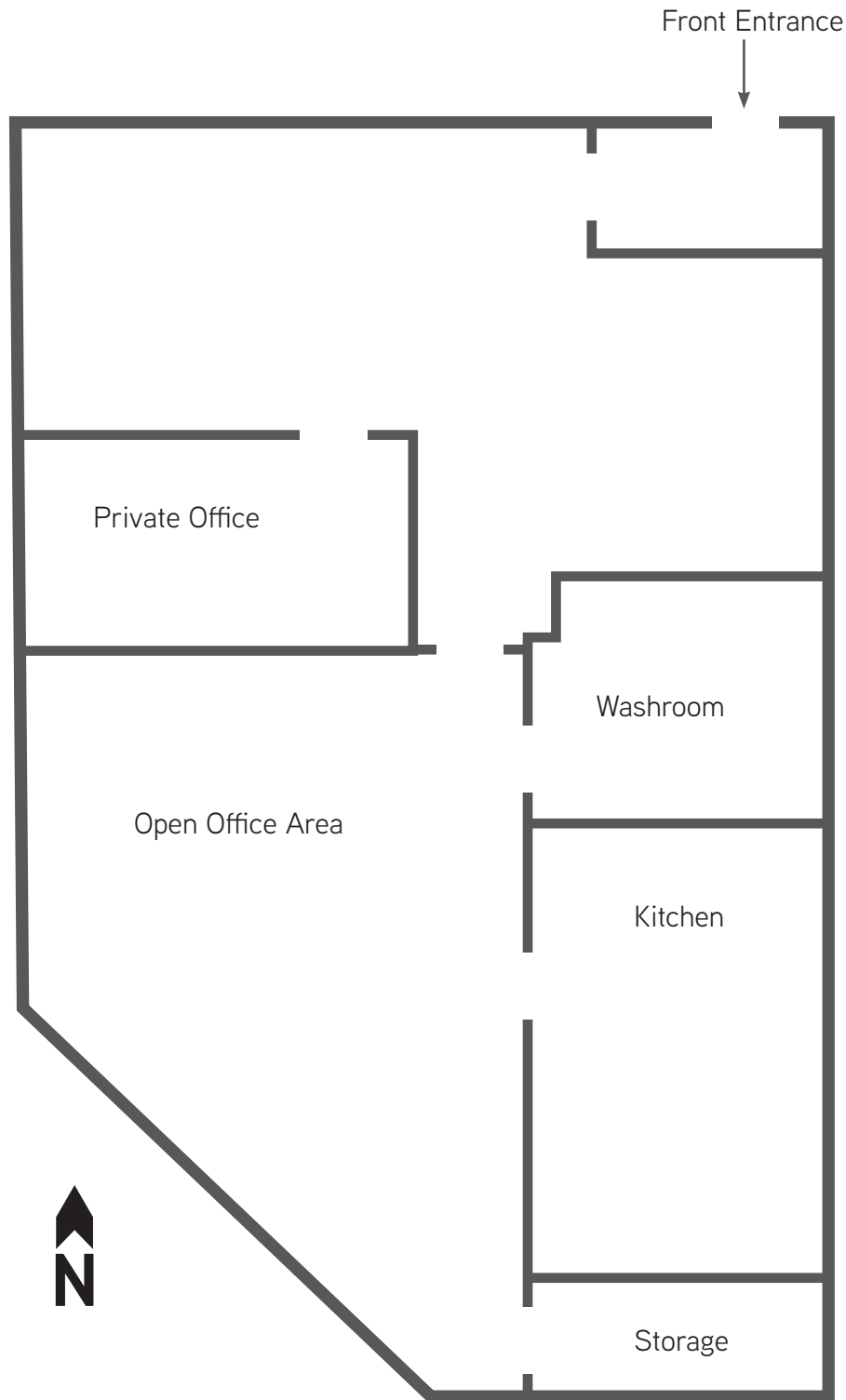


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UNIT 34



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UNIT 10-14 FEATURES



- (+/-) 5,100 square feet of professionally developed office/showroom space and (+/-) 6,720 square feet of warehouse space
- Office layout is based on an open concept with 2 private offices, a large lunch room, a kitchen and a boardroom. Approx. half of the office/showroom is highlighted by 18' ceilings that accentuate the excellent natural lighting in place. There are 3 accessible washrooms, with one washroom having a shower
- 3 - 10'x10' dock level doors
- 1 - 10'x16' grade level door
- Plenty of available on site parking
- 18 foot ceilings to the underside of the joist in warehouse
- 225 Amp/240 V Power
- Zoned M2
- The Landlord will consider demising the space into units that are approximately 3,050 SF, 5,895 SF and 8,773 SF (see site plan for details)



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UNIT 34 FEATURES



- (+/-) 1,394 SF of well developed office space
- Loading is provided for with double man doors in rear
- Excellent parking



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