

FOR LEASE > MULTI-TENANT OFFICE/WAREHOUSE SPACE

75 Scurfield Boulevard

WINNIPEG, MB R3Y 1P6

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75 Scurfield Boulevard > Office/Warehouse Space

This multi-tenant, office/warehouse building has excellent presence in the highly desirable southwest Winnipeg area. The building is located on the north side of Scurfield Boulevard between the two major north-south transportation arteries in south Winnipeg, namely Waverley Street and Kenaston Boulevard.

Features Include

- > 9,262 SF available -- units may be demised to ~2,553 SF
- > 12.5 ft. ceilings to the underside of the joist
- > Shell space - To be developed by the landlord for the tenant.
- > 10 ft. x 10 ft. overhead grade level door
- > Plenty of available on-site parking
- > Floor drains in the warehouse portion
- > Units may be demised into smaller bays
- > Zone M1 - Light Industrial

Lease Rate

\$12.00/SF

CAM & Taxes

\$6.10/SF (2012)

Management Fee

5% of net rent

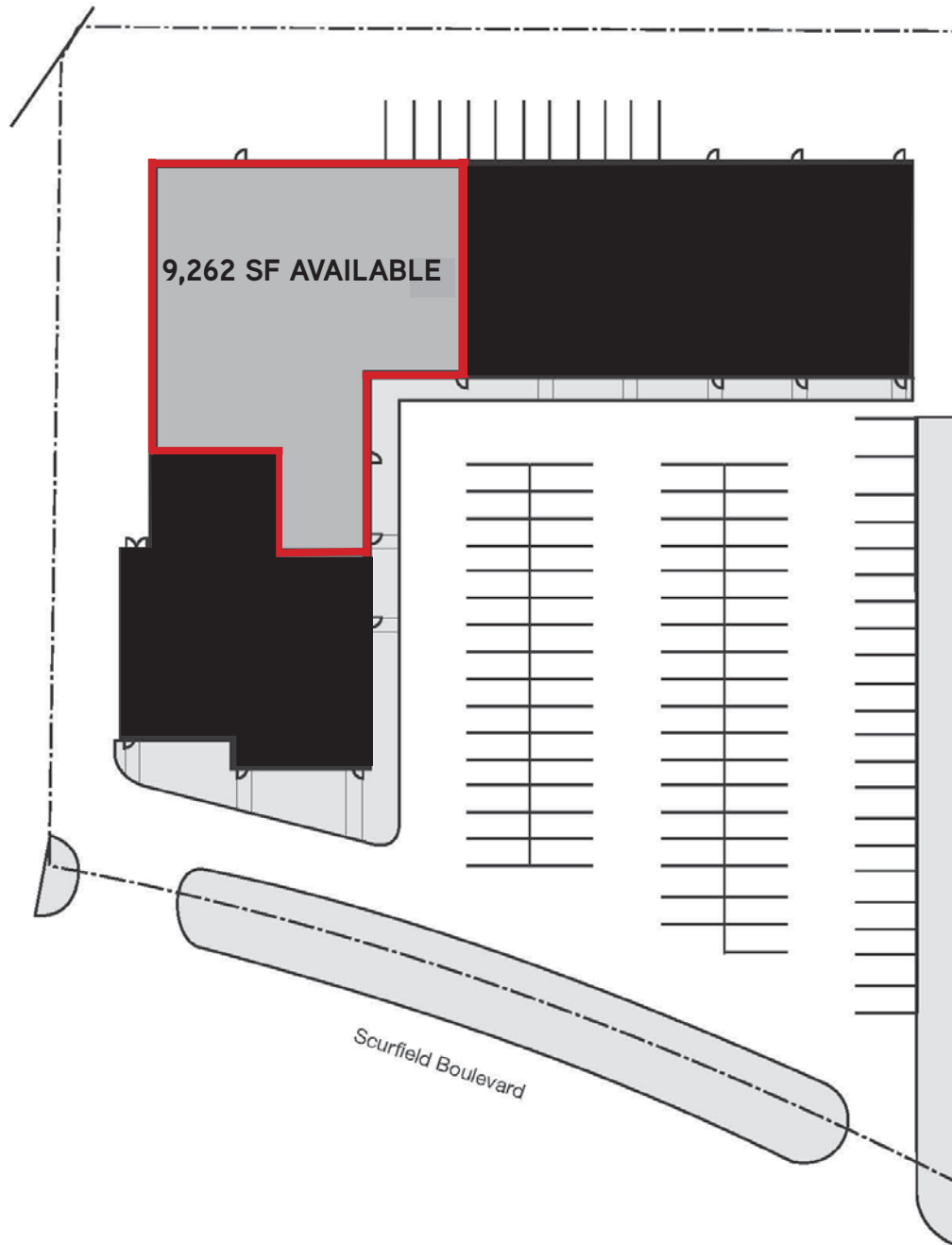
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75 Scurfield Boulevard > Site Plan



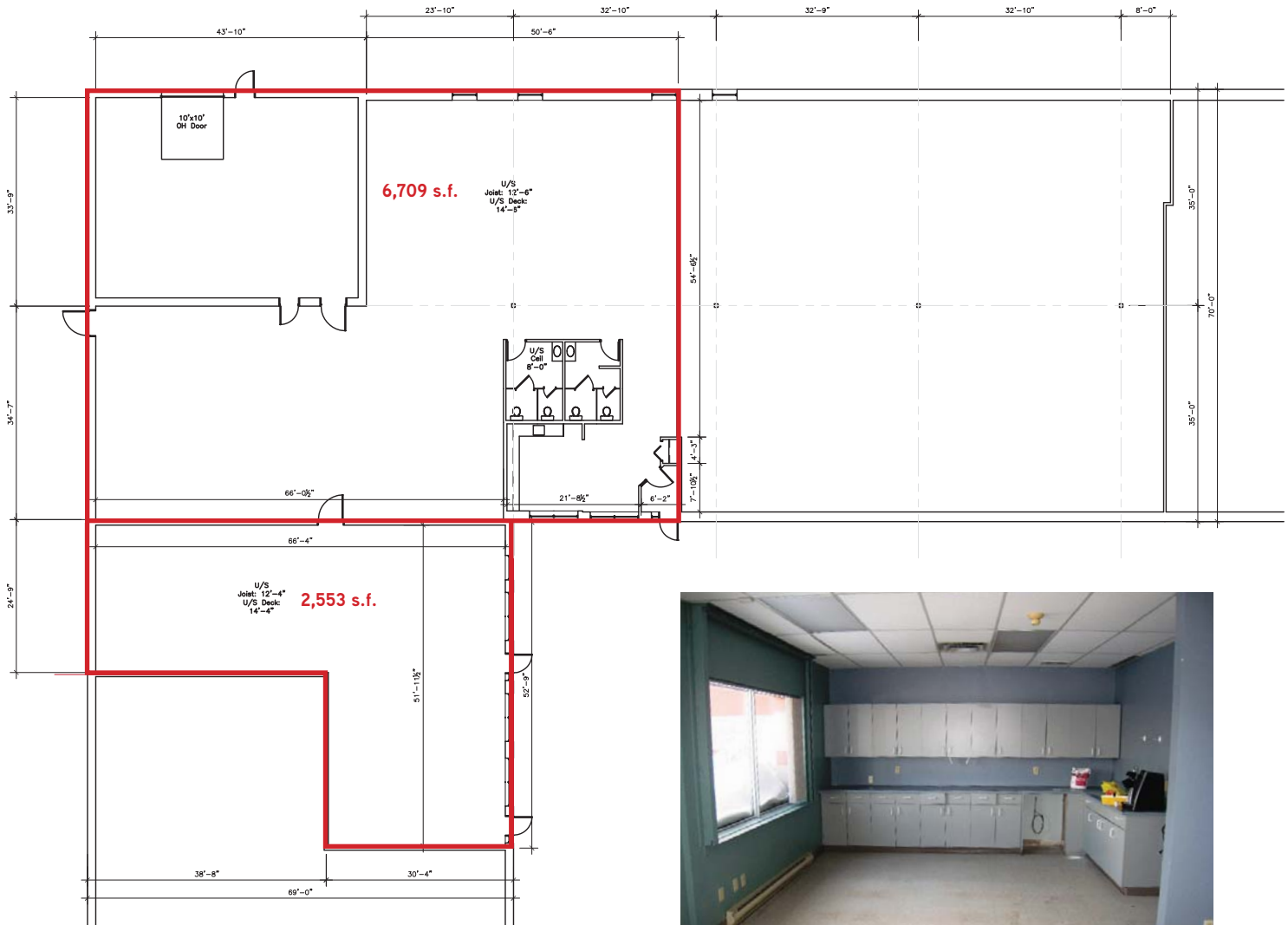
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75 Scurfield Boulevard > Floor Plan



Kitchen

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