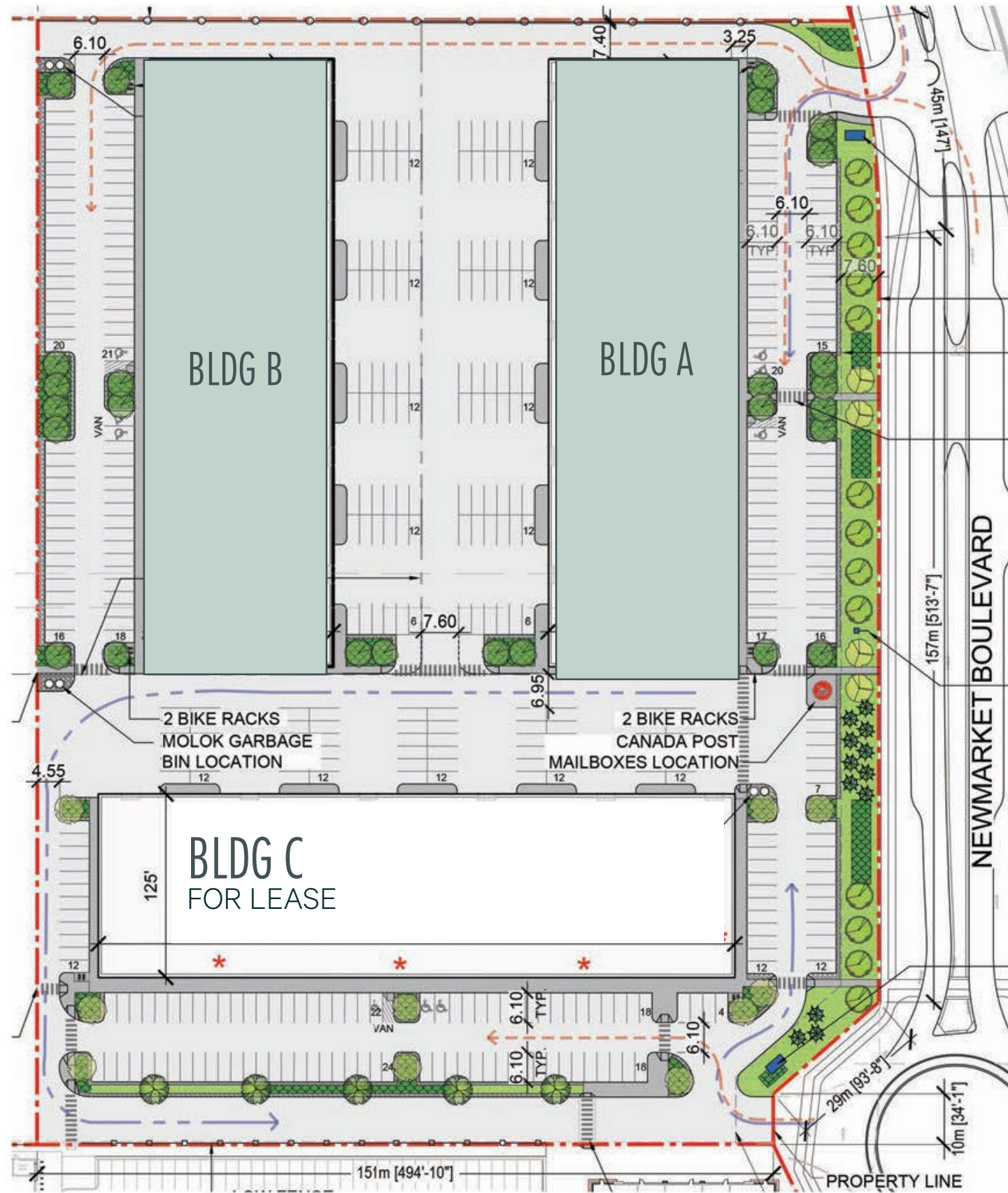


FLEX-INDUSTRIAL FOR LEASE // WPG, MB

The Refinery District

Flex-Industrial Opportunity in the Southwest





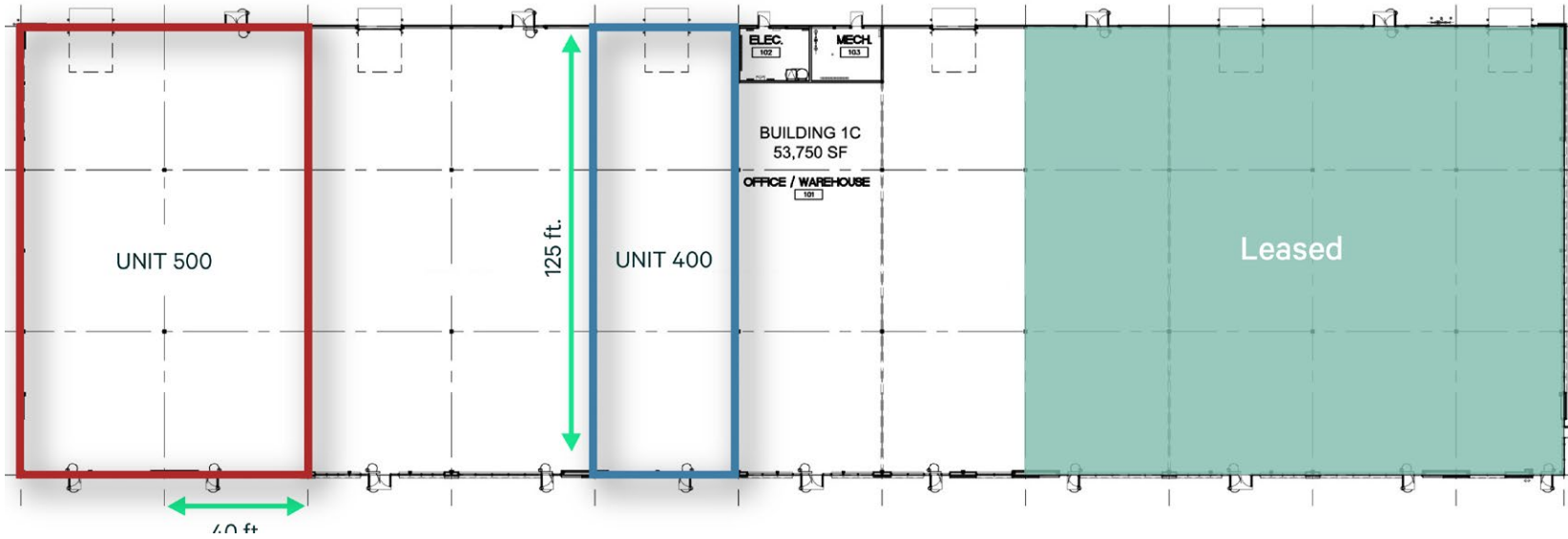
Property Details

Located in a vibrant 102-acre mixed-use development, this property offers immediate occupancy. This unique opportunity provides flex-industrial users to be part of a thriving community. Surrounded by a new lifestyle centre featuring residential, hotel, office, and retail spaces, this property benefits from a diverse range of amenities and services.

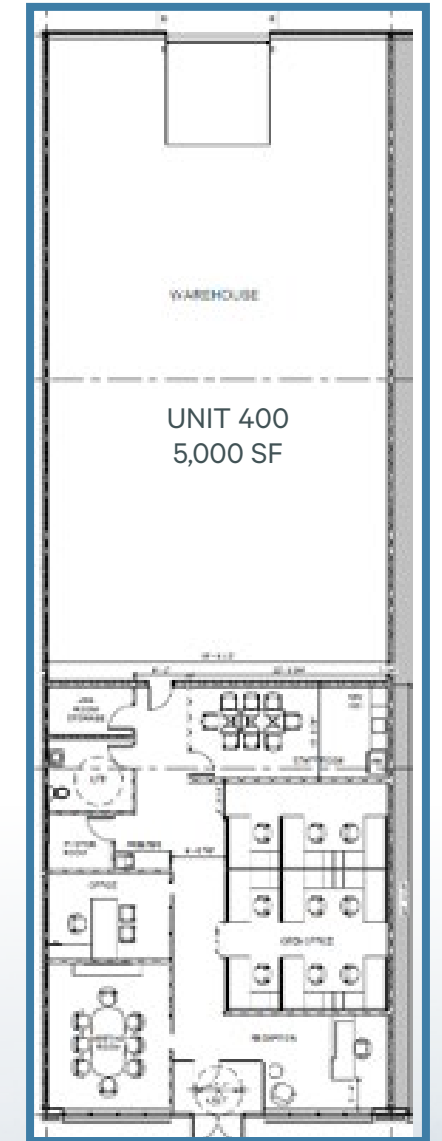
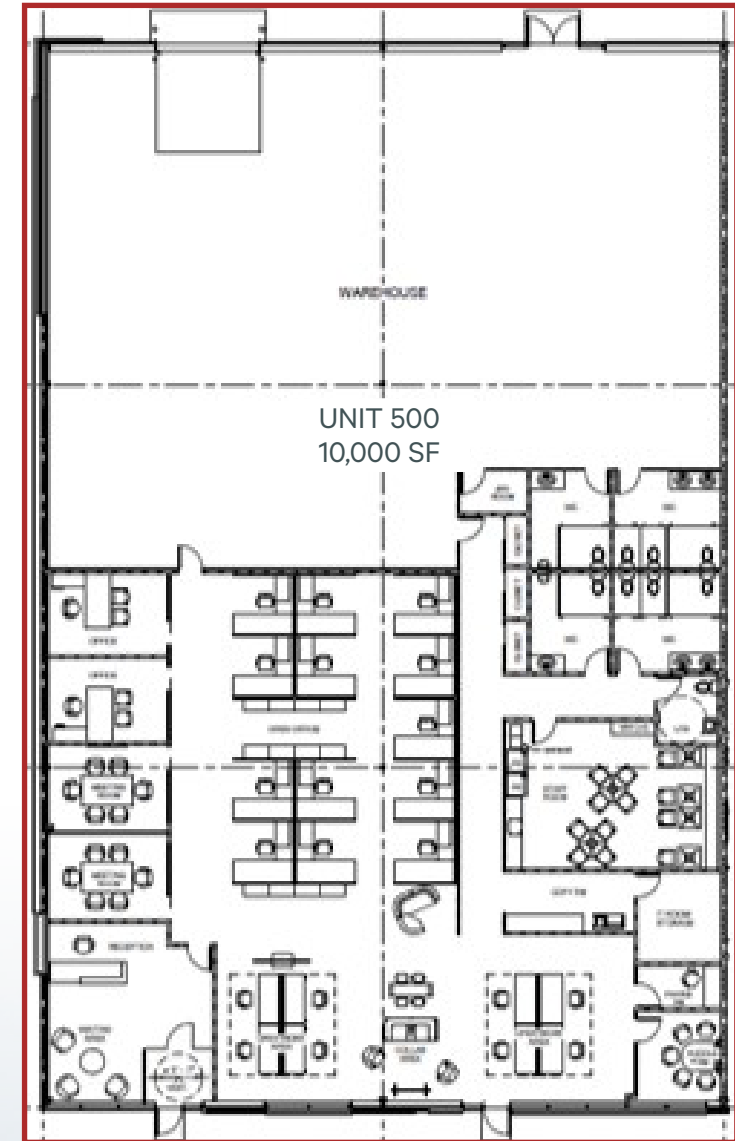
Phase I is one building comprised of 53,750 sf, please contact agent on Phase II

Asking Net Rent	\$18.95 psf
Additional Rent	\$6.49 psf <i>+ 3% mgmt fee on net rent and the tenant's proportionate share of the operating costs</i>
Unit Sizes	Tenant sizes starting at ±5,000 sf
Ceiling Height	18' Clear in existing building
Loading	12'x12' Grade loading doors
Zoning	M2 - Manufacturing General
Parking Ratio	1 reserved stall per 450 sf

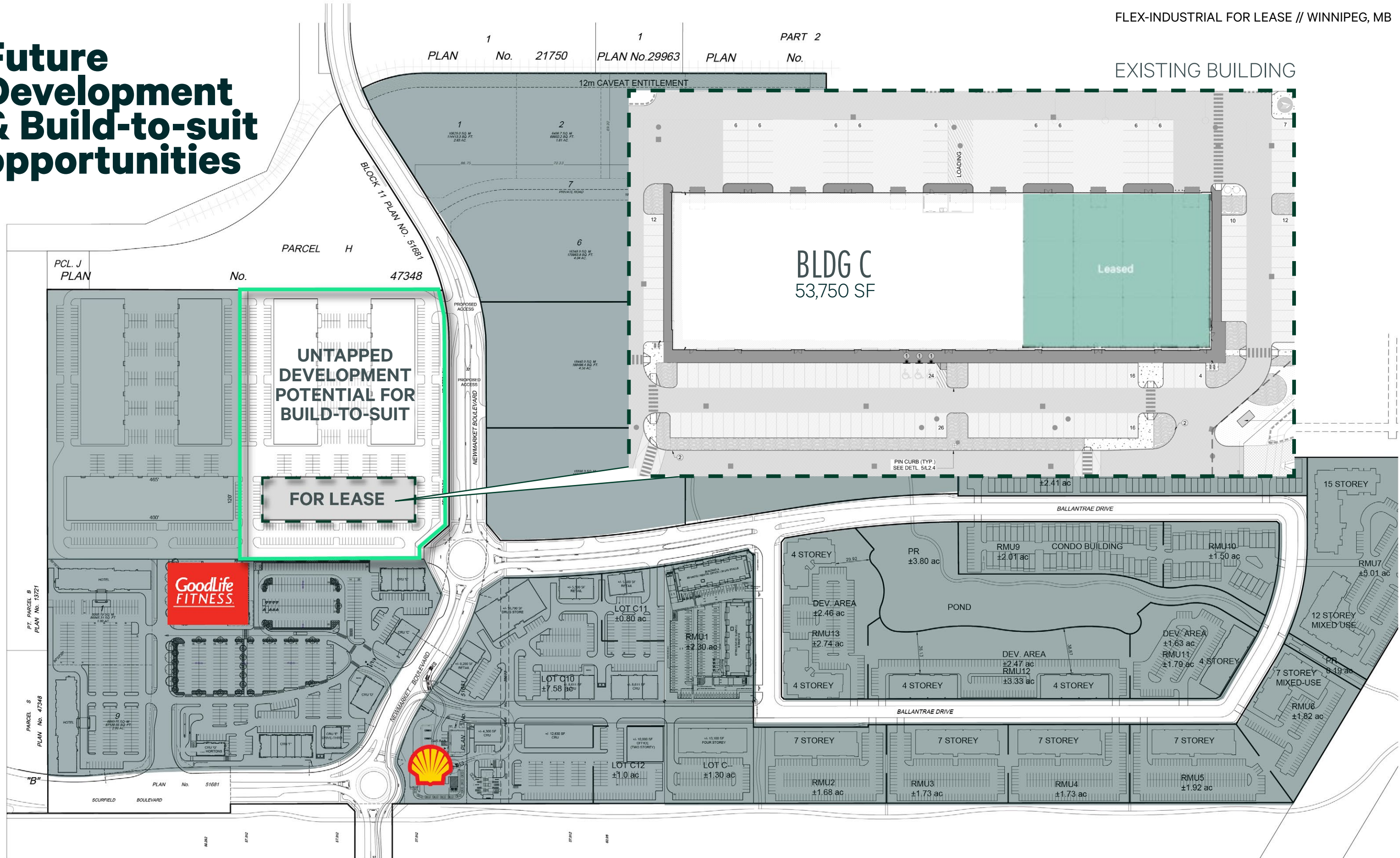
Proposed Unit Layouts



TEST FITS



Future Development & Build-to-suit opportunities






Property Photos



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Developments

-  The Refinery District
-  Bridgwater
-  Bison Run

Landmarks

-  University of Manitoba
-  Victoria General Hospital

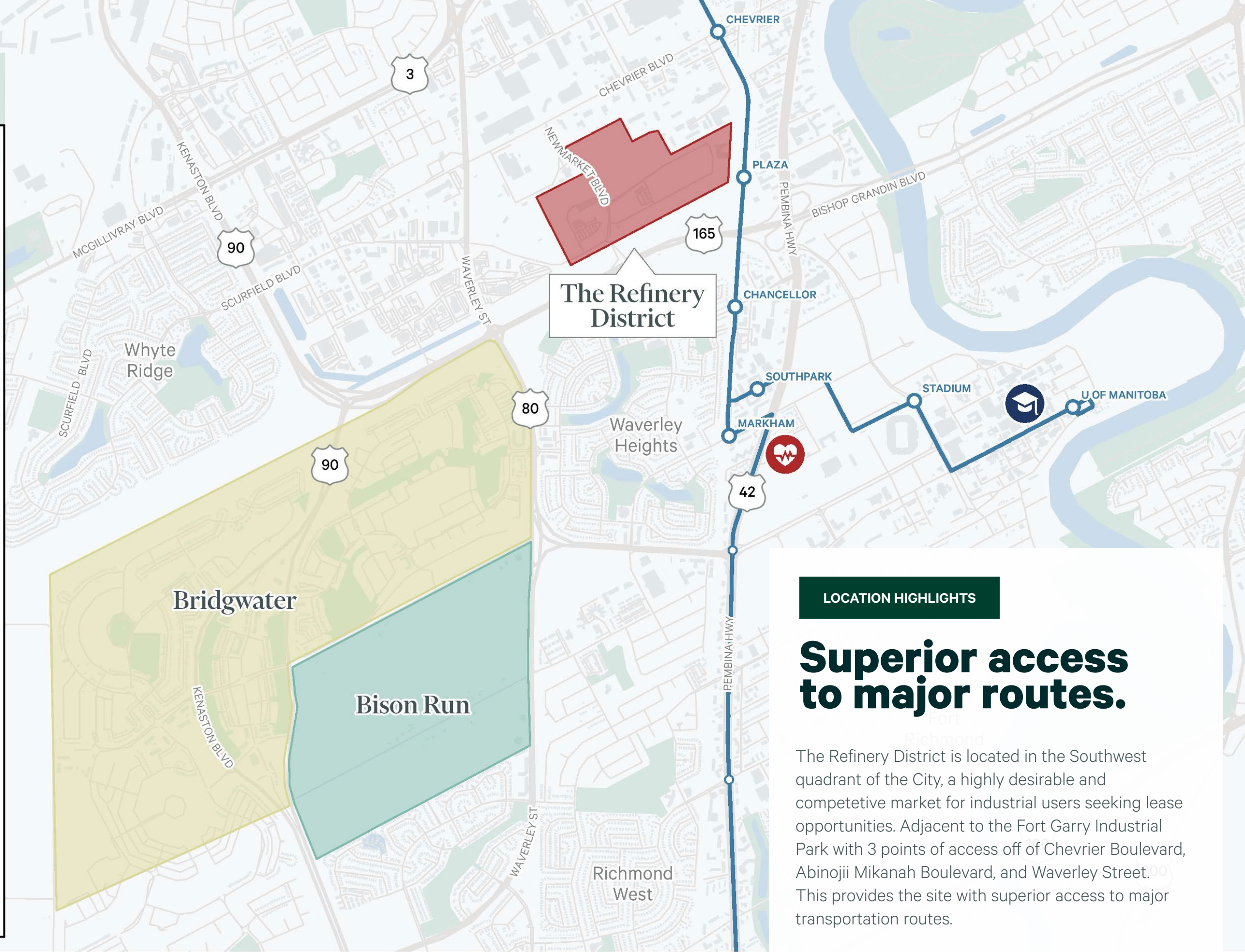
Rapid Transit

-  BLUE Line

AREA DEMOGRAPHICS

Population Estimate
71,870
2024 Population Projected
74,999
2026 Population Projected
77,198
% Pop. Change (2021-2026)
7.4%
Median Age
34.8
Persons per Household
2.8
Average Household Income
\$127,735

Source: SiteWise, 2021 Estimate, 10 minute drive time area



LOCATION HIGHLIGHTS

Superior access to major routes.

The Refinery District is located in the Southwest quadrant of the City, a highly desirable and competitive market for industrial users seeking lease opportunities. Adjacent to the Fort Garry Industrial Park with 3 points of access off of Chevrier Boulevard, Abinojii Mikanah Boulevard, and Waverley Street. This provides the site with superior access to major transportation routes.



THE REFINERY DISTRICT

by

Hopewell
DEVELOPMENT

HOPEWELL DEVELOPMENT

Experienced Development Team.

Hopewell is one of Canada's leading commercial real estate developers with projects throughout Western Canada, Ontario and the United States.

The Refinery District is Hopewell's latest major development in Winnipeg. Hopewell has developed a number of projects in Winnipeg which include the 118,000 SF grocery store and pharmacy in Bridgwater Town Centre, the 73,000 SF Kildonan Green commercial plaza, and the 400,000 SF Kenaston Common destination power centre.

Hopewell is a two-time 'Best Managed Companies Platinum' member.



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The Refinery District

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DEVELOPMENT

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