

FOR LEASE

1555 Buffalo Place

WINNIPEG, MB



COMMERCIAL REAL ESTATE
SERVICES INC.

~ High-Quality, High-Ceiling Warehouse Space in SW Winnipeg ~



156,715 sq. ft. (+/-) Warehouse Space + 14,116 sq. ft. (+/-) Finished Office

1555 BUFFALO PLACE

Location Overview



SOUTHWEST WINNIPEG

This development site is ideally situated in the Fort Garry Industrial Park which is strategically located in the southwest quadrant of the City of Winnipeg. The site is located just south of McGillivray Boulevard (HWY 3) between Waverley Street and Pembina Highway. Fort Garry Industrial Park is in close proximity to Winnipeg's fastest growing residential and retail nodes with its highest industrial rental rates and highest income demographics.

SEASONS
Premiere lifestyle destination featuring over **1.1M sq. ft.** of retail space including the Outlet Collection enclosed mall, IKEA, Rec Room, Hyatt House and Hilton Garden Inn.

WAVERLEY UNDERPASS
Recently completed **\$155M** underpass at a major rail crossing greatly improving the transit connection between southwest Winnipeg and the rest of the city.

RAPID TRANSIT LINE
Newly completed **\$467M** expansion to the dedicated rapid transit system connecting southwest Winnipeg, including the University of Manitoba to the downtown core.

WAVERLEY WEST
Ongoing development of **7** new communities with a total projected population of over **40k** upon completion.

THE REFINERY DISTRICT
102 acre mixed-use development with **23 acres** of commercial space including a recently opened GoodLife Fitness.

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Fort Garry Industrial Park



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Site Aerial



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Building Details

LAND AREA (+/-)	8.29 acres	
WAREHOUSE AREA (+/-)	22' clear original building	112,105 sq. ft.
	33' clear building addition	44,610 sq. ft.
	Total Warehouse	156,715 sq. ft.
OFFICE AREA (+/-)	2nd Floor Mezz.	10,435 sq. ft.
	Warehouse Mezz.	3,681 sq. ft.
	Total Office	14,116 sq. ft.
STRUCTURE	Masonry & Steel Frame Construction	
ROOF	Metal Deck	
WAREHOUSE LIGHTING	T5 lighting	
LOADING & SHIPPING	» 7 double-wide exterior doors to covered loading area	
	» 10 interior dock level doors with levelers	
	» 3 non-covered dock level doors with levelers	
PALLET STORAGE AREA	6,000 sq. ft. <i>(outdoor pallet storage building with dry fire suppression)</i>	
HEATING	Hot water boiler	
COOLING	Office and warehouse areas are fully air-conditioned	
SPRINKLER SYSTEM	ESFR Fire Suppression System	
POWER	1600 amp, 600 Volt, 3 Phase	
COLUMN SPACING	Original Building: 26' x 54' Building Expansion: 43' x 53'	
BACKUP POWER	500 Kw Diesel generator	
FORKLIFT CHARGING	36 forklift recharging stations	
RENTAL RATE	TBD <i>(depending upon square footage requirements)</i>	
ADDITIONAL RENT	\$3.60 per sq. ft. (est. 2023)	

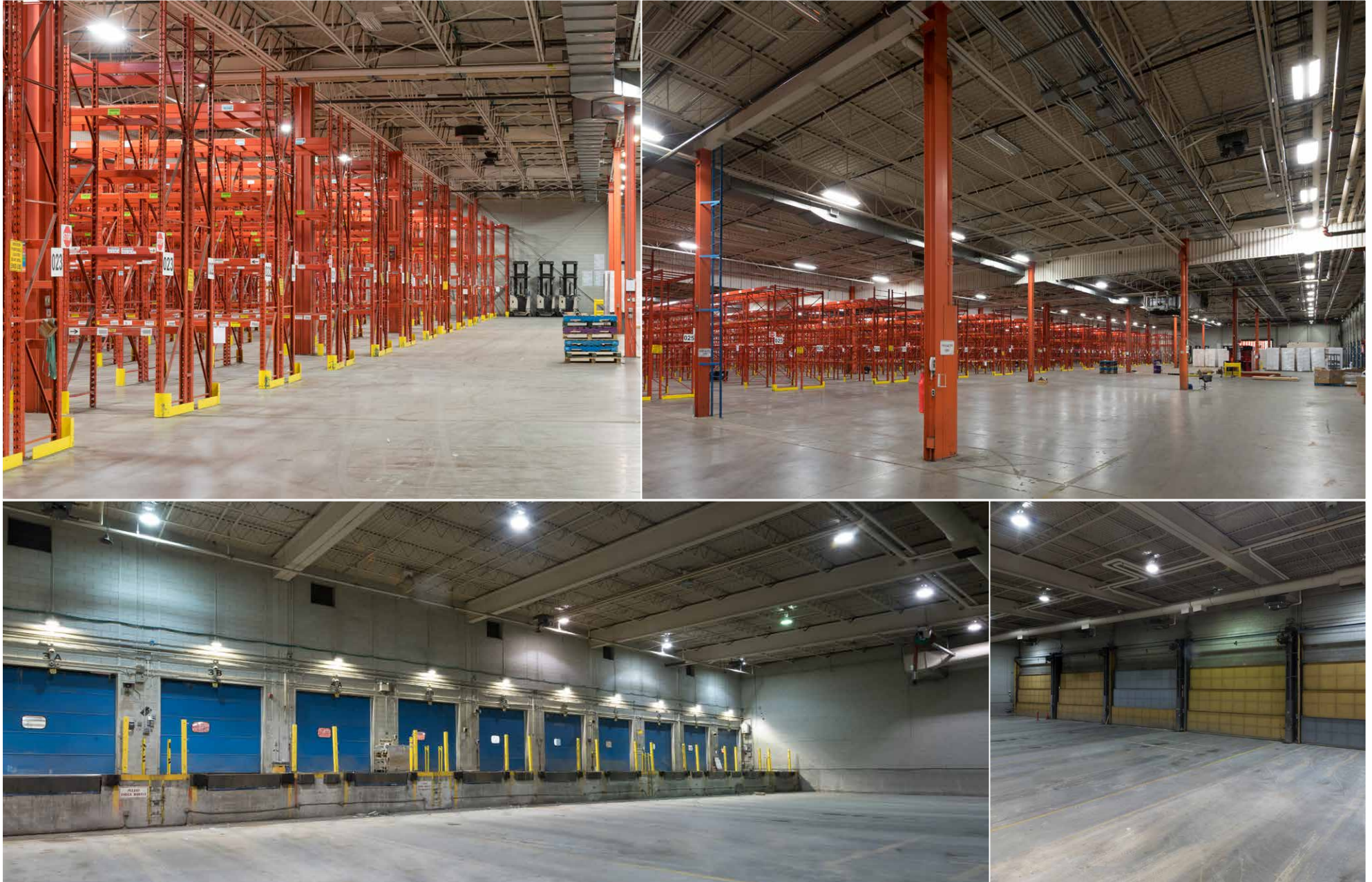
Highlights

- Well-situated in the desirable southwest quadrant of Winnipeg and surrounded by various amenities
- Good visibility from a major thoroughfare
- Close proximity to the Southwest Rapid Transit Line
- Fully-developed mezzanine office space
- Fully air condition, high-ceiling warehouse space with existing racking
- 500 Kw diesel generator
- ESFR sprinkler system
- Heated, covered loading area
- Extremely well-maintained overall building condition
- Ample on-site parking



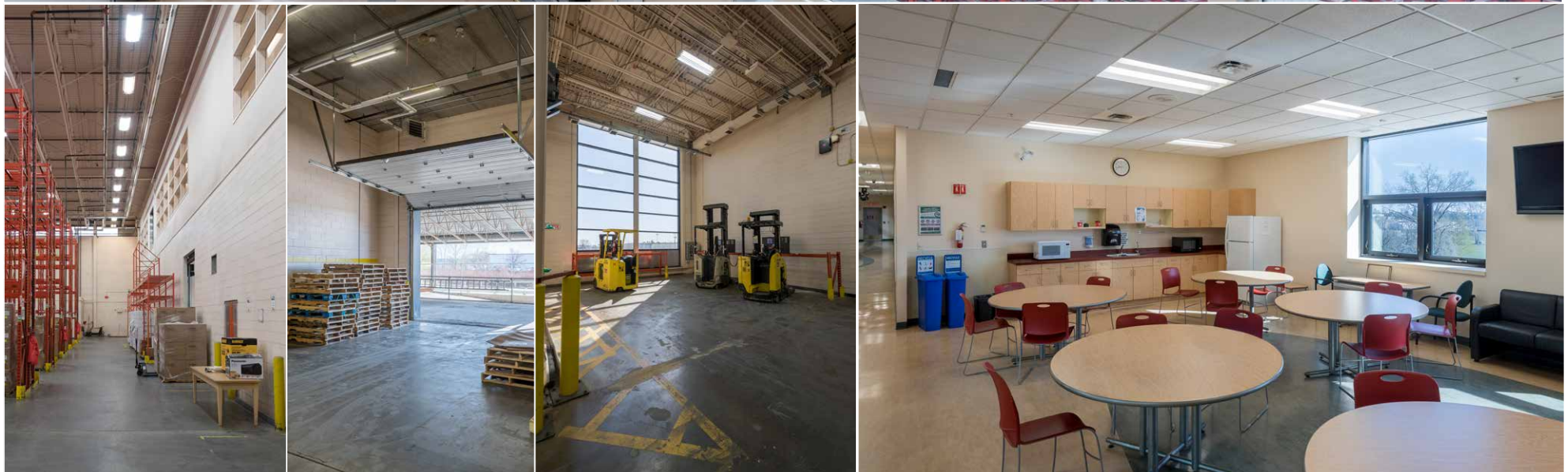
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Original Warehouse - 22' ceilings



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Warehouse Addition - 33' ceilings + Warehouse Mezzanine Office



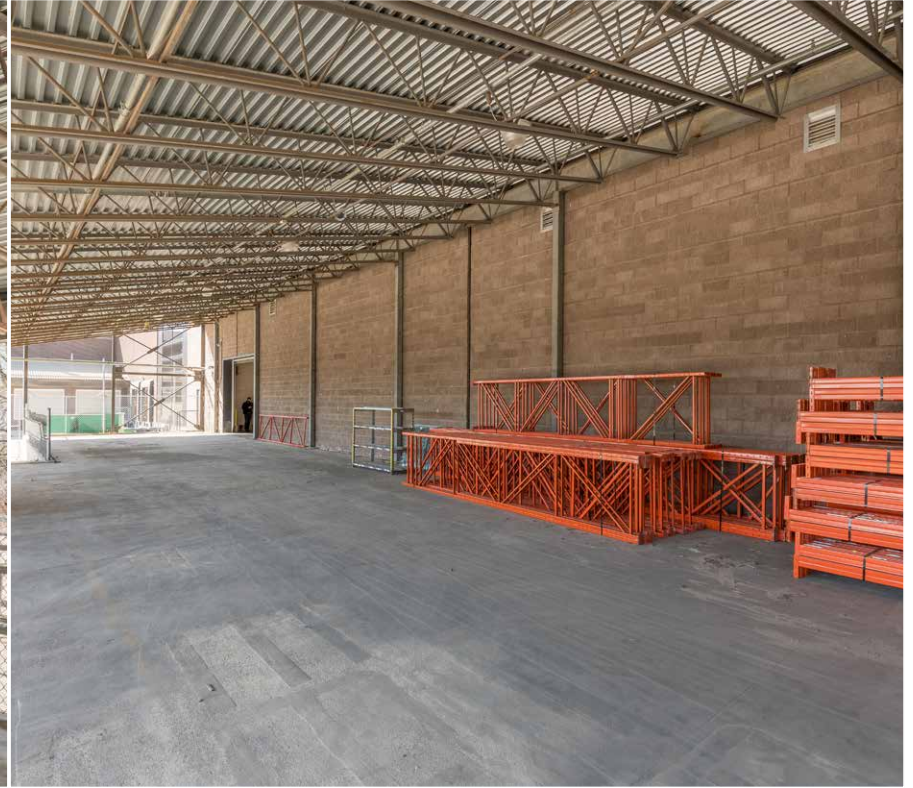
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Building Exterior



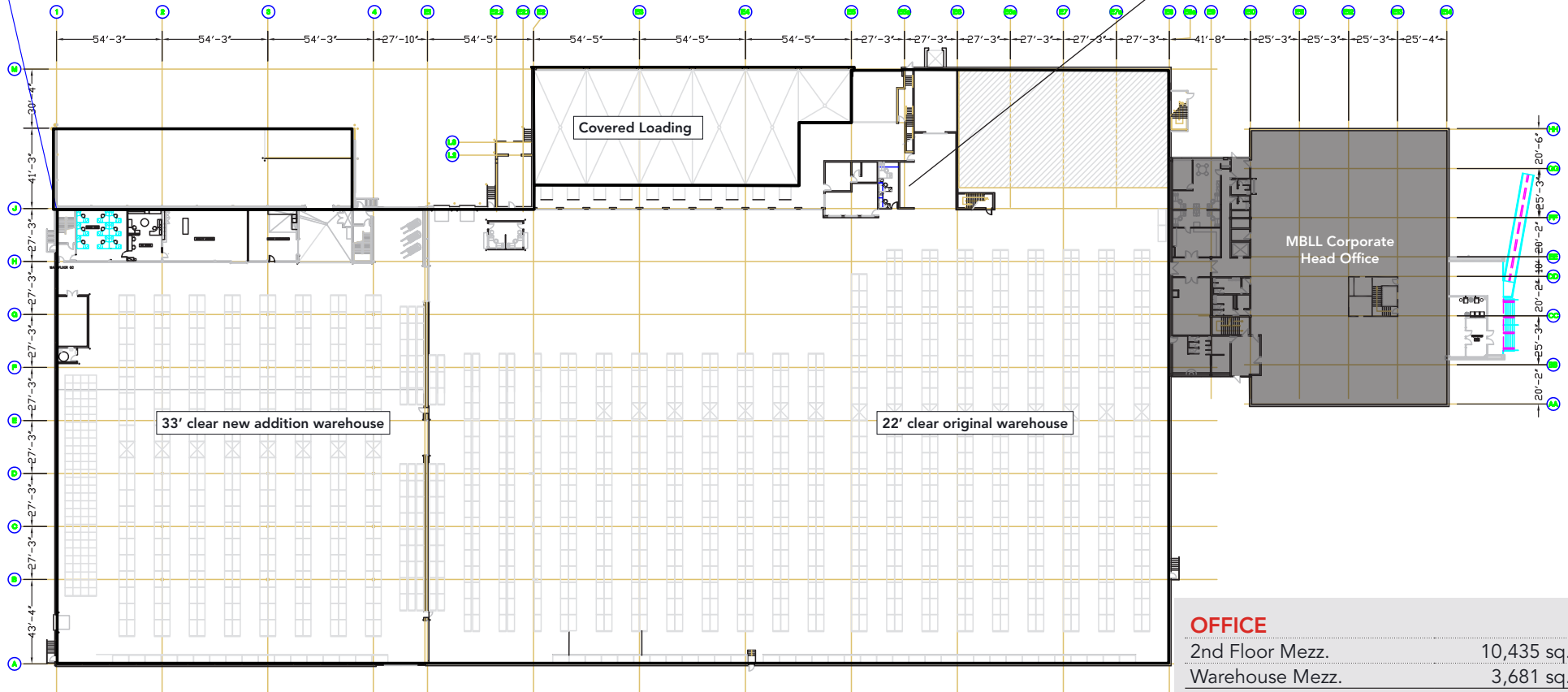
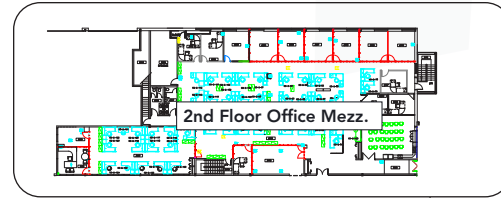
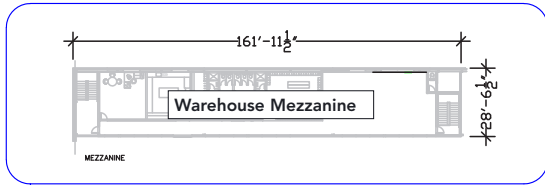
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Pallet Storage Area



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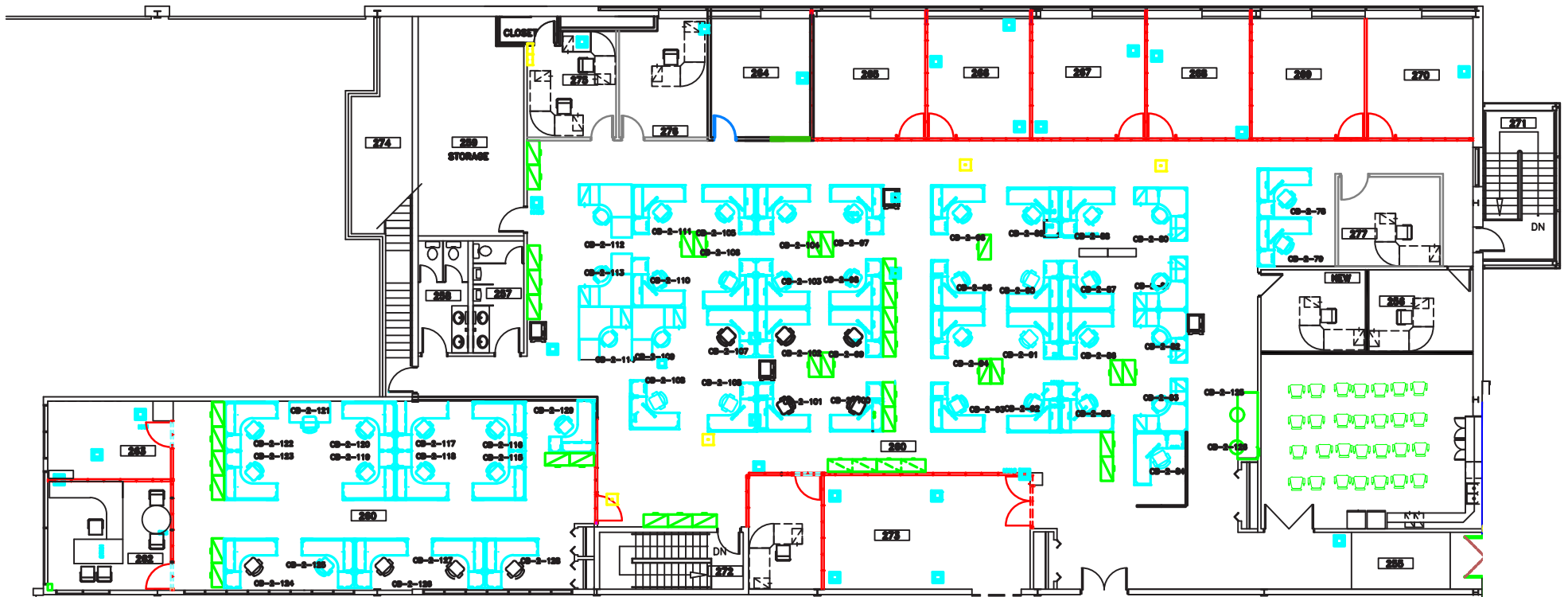
Floor Plan: Warehouse and Racking



OFFICE	
2nd Floor Mezz.	10,435 sq. ft.
Warehouse Mezz.	3,681 sq. ft.
Total Office	14,116 sq. ft.
WAREHOUSE	
22' clear original building	112,105 sq. ft.
33' clear building addition	44,610 sq. ft.
Total Warehouse	156,715 sq. ft.
TOTAL AREA AVAILABLE	170,831 sq. ft.

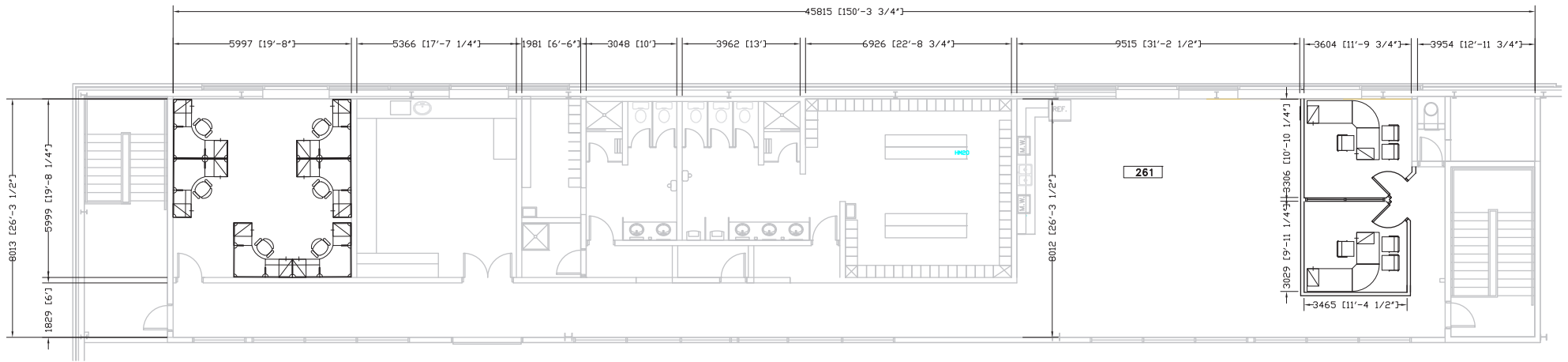
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Floor Plan: Second Floor Mezzanine Overlooking Warehouse



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Floor Plan: Warehouse Mezzanine



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Location Overview

DRIVE TIMES



16 min.

PORTAGE & MAIN



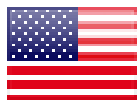
18 min.

JAMES ARMSTRONG
RICHARDSON
INTERNATIONAL
AIRPORT



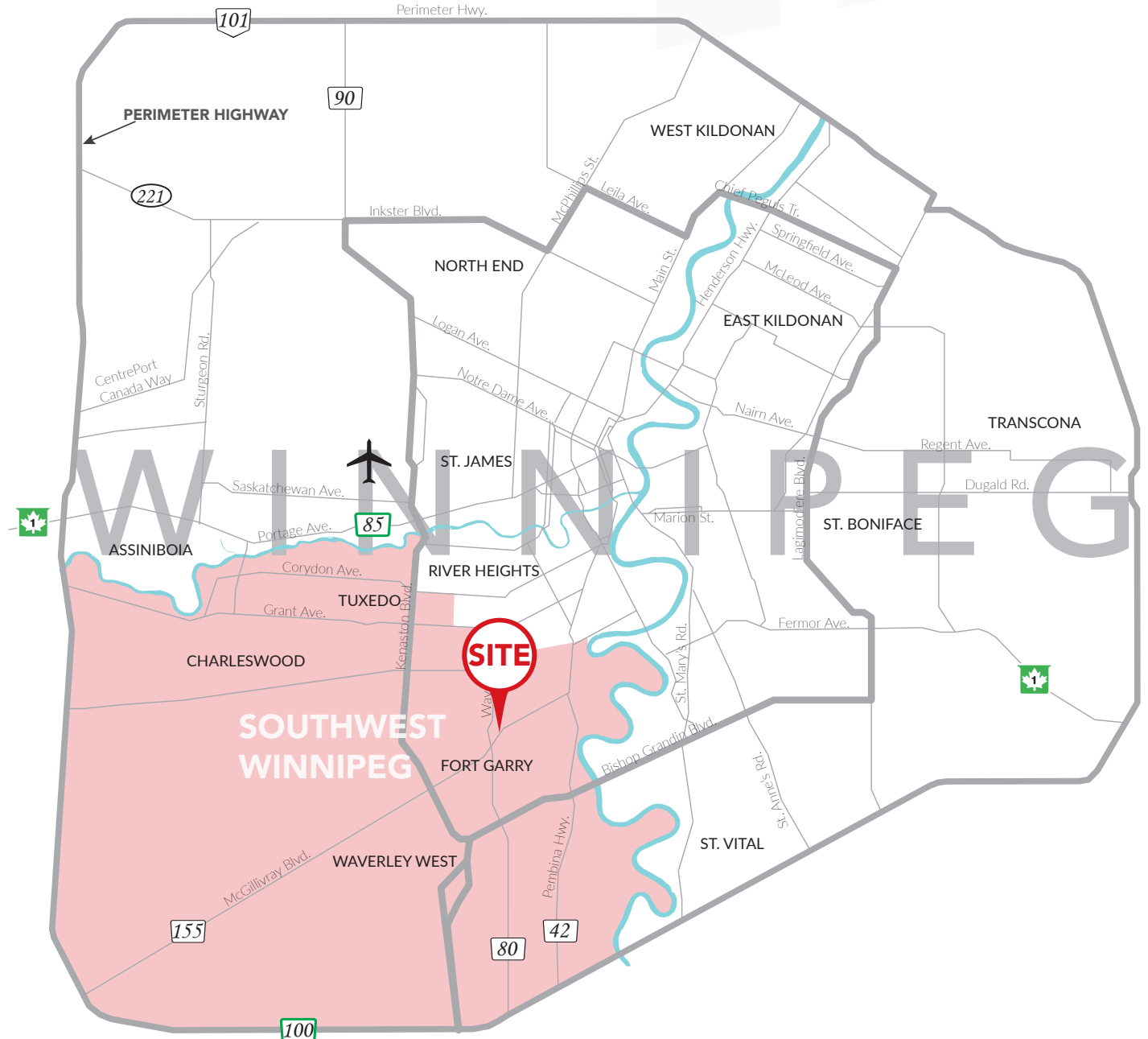
10 min.

TRANSCANADA
HIGHWAY



75 min.

US BORDER
PEMBINA CROSSING



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Demographic Analysis

POPULATION

	2022	2027 (f)
1 KM	2,540	2,620
3 KM	51,259	55,149
5 KM	152,427	165,557

MEDIAN AGE

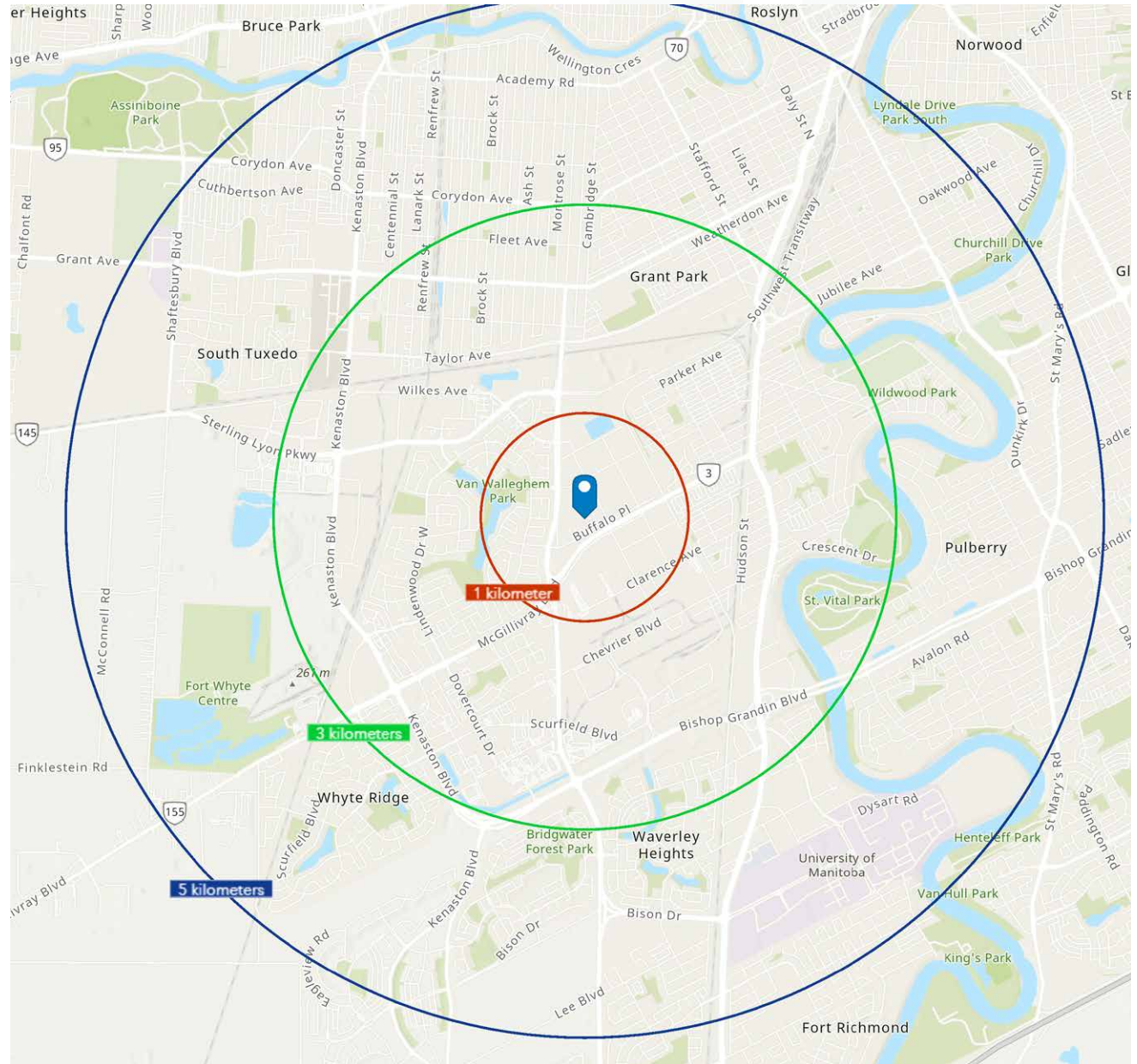
	Median Age
1 KM	45.3
3 KM	40.1
5 KM	38.8

HOUSEHOLD INCOME

	2022	2027 (f)
1 KM	\$232,435	\$286,645
3 KM	\$115,895	\$136,087
5 KM	\$126,866	\$146,958

HOUSEHOLDS

	Total Households
1 KM	848
3 KM	20,093
5 KM	60,358





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