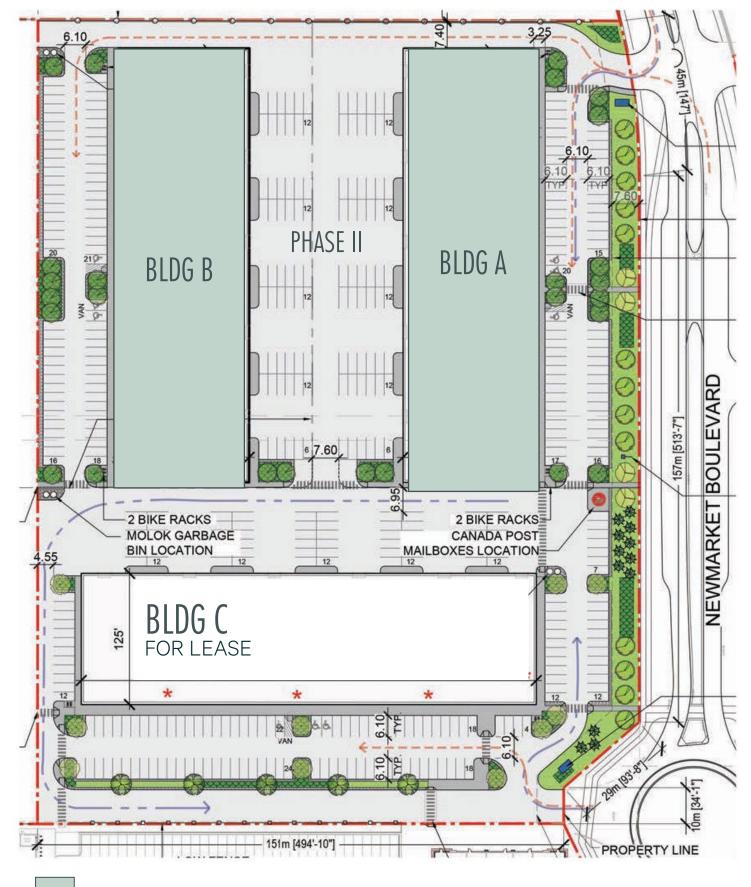
## The Refinery District







Build-to-suit for Lease

### **Property Details**

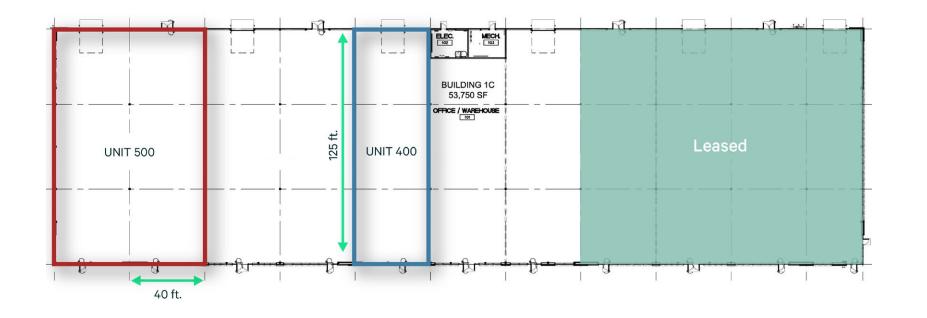
Located in a vibrant 102-acre mixed-use development, this property offers immediate occupancy. This unique opportunity provides flex-industrial users to be part of a thriving community. Surrounded by a new lifestyle centre featuring residential, hotel, office, and retail spaces, this property benefits 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	+ 3% mgmt fee on net rent and the tenant's proportionate share of the operating costs
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	

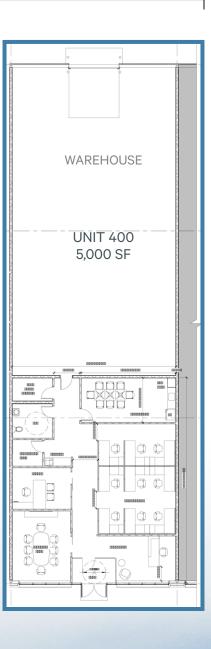


### Proposed Unit Layouts





**TEST FITS** 





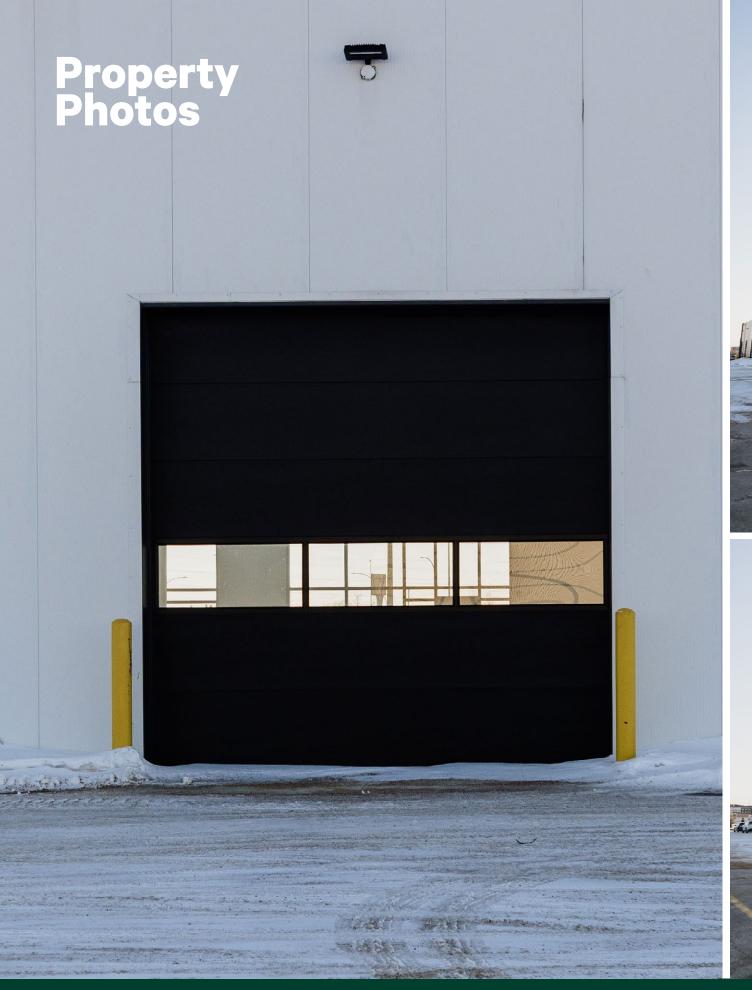
PLAN

RMU2

±1.68 ac

RMU3

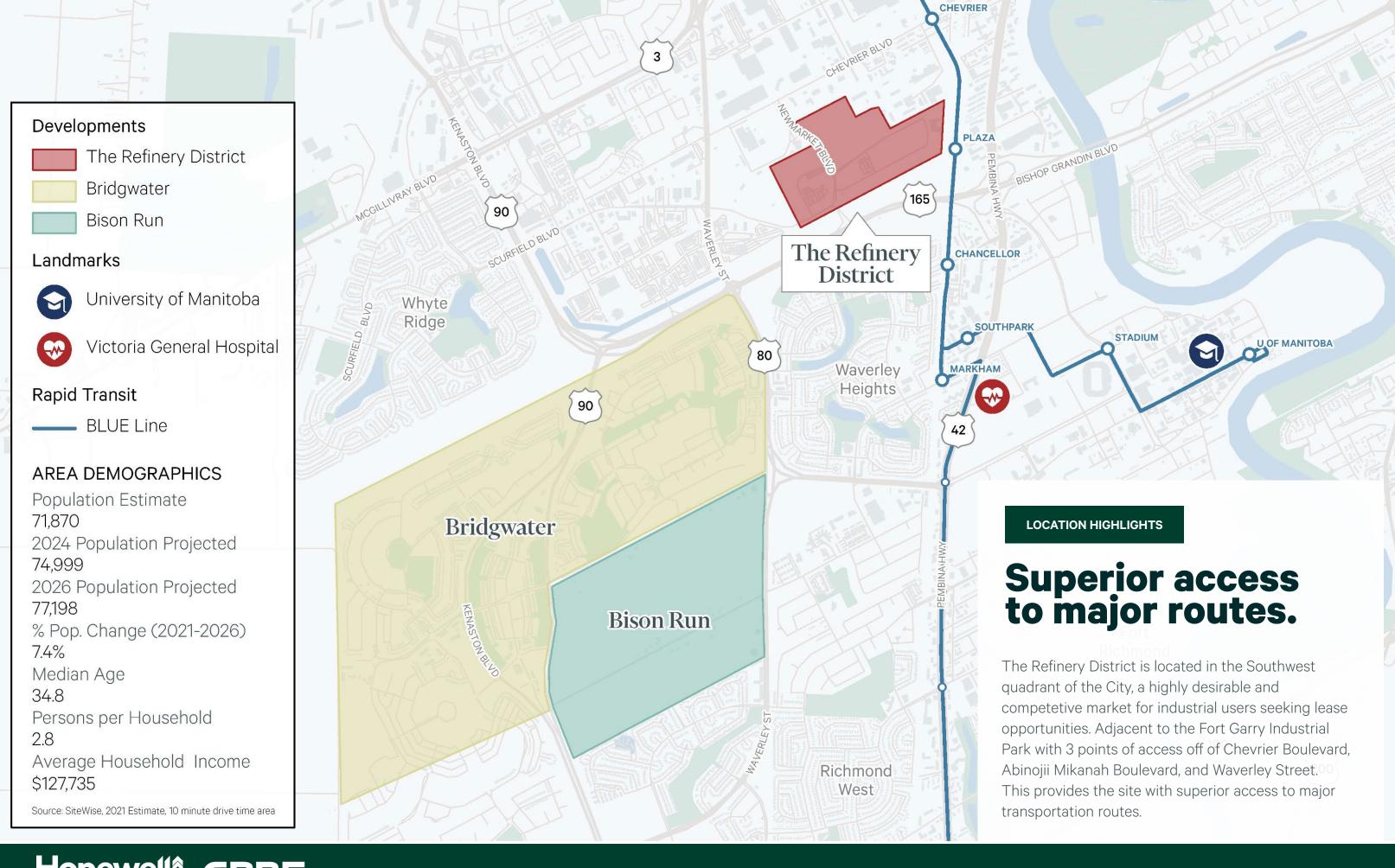
±1.73 ac















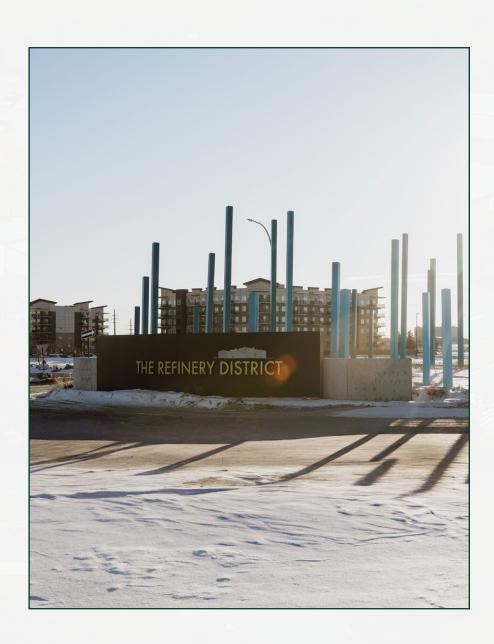
HOPEWELL DEVELOPMENT

### 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.



FLEX-INDUSTRIAL FOR LEASE // WPG, MB

# The Refinery District



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