

# 1530 GAMBLE PLACE



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# FOR SUBLEASE

## 1530 GAMBLE PLACE, WINNIPEG

### THE OPPORTUNITY

1530 Gamble Place is ideally situated on the corner of Gamble Place and Hamelin Street along McGillivray Boulevard (Hwy 3) in southwest Winnipeg. The available unit presents an opportunity to lease 56,019 sq. ft.

The opportunity boasts superior highway and arterial road access, prominent profile to a key artery, new loading docks, high ceilings, and abundant staff parking.

### PROPERTY INFORMATION

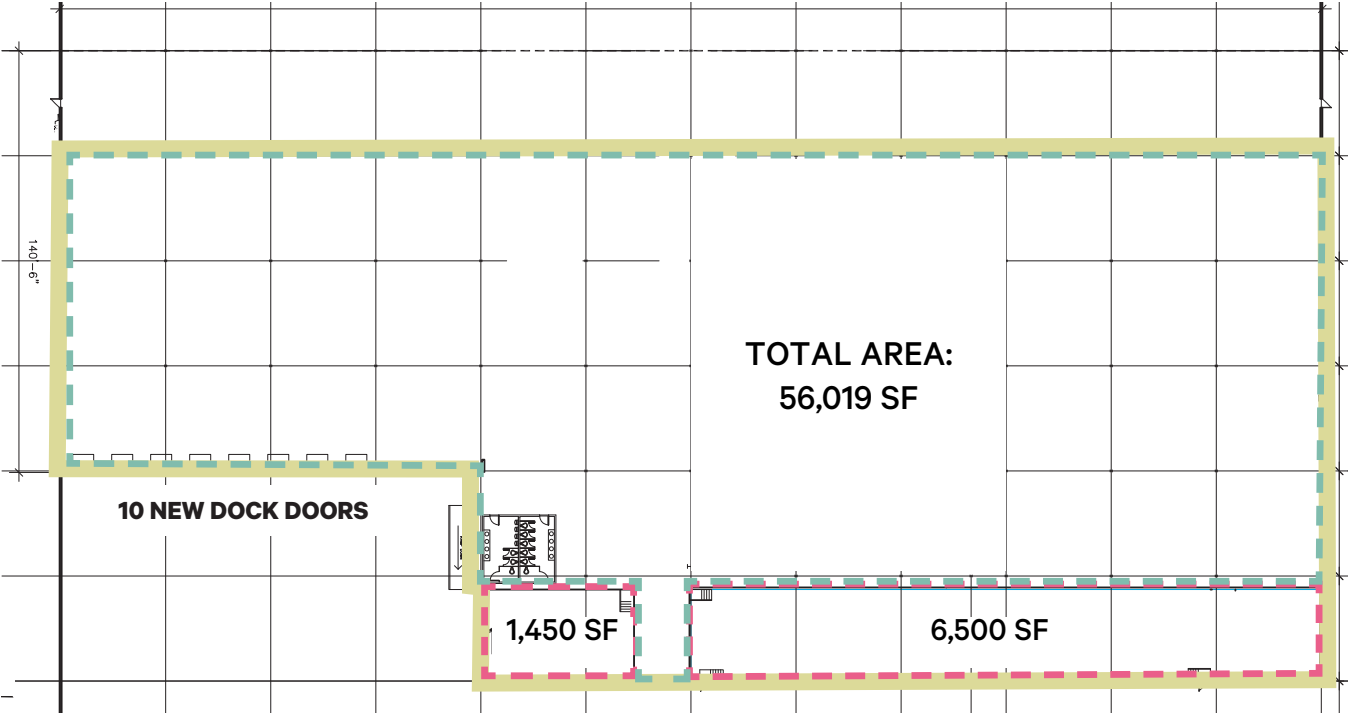
AREA AVAILABLE	56,019 SF
NET RENT	\$7.50 PSF
ADDITIONAL RENT	\$3.50 PSF
CEILING HEIGHT	21'4"clear
LOADING	10 dock doors
ZONING	M2
PARKING	Ample staff and trailer parking
HVAC	Gas fired air heating
SPRINKLERS	Fully sprinklered
COLUMN SPACING	35' x 35'
YEAR BUILT	1966/1974
HEAD LEASE EXPIRY	June 30, 2027
AVAILABLE	Immediately





# FLOOR PLAN

1530 GAMBLE PLACE, WINNIPEG



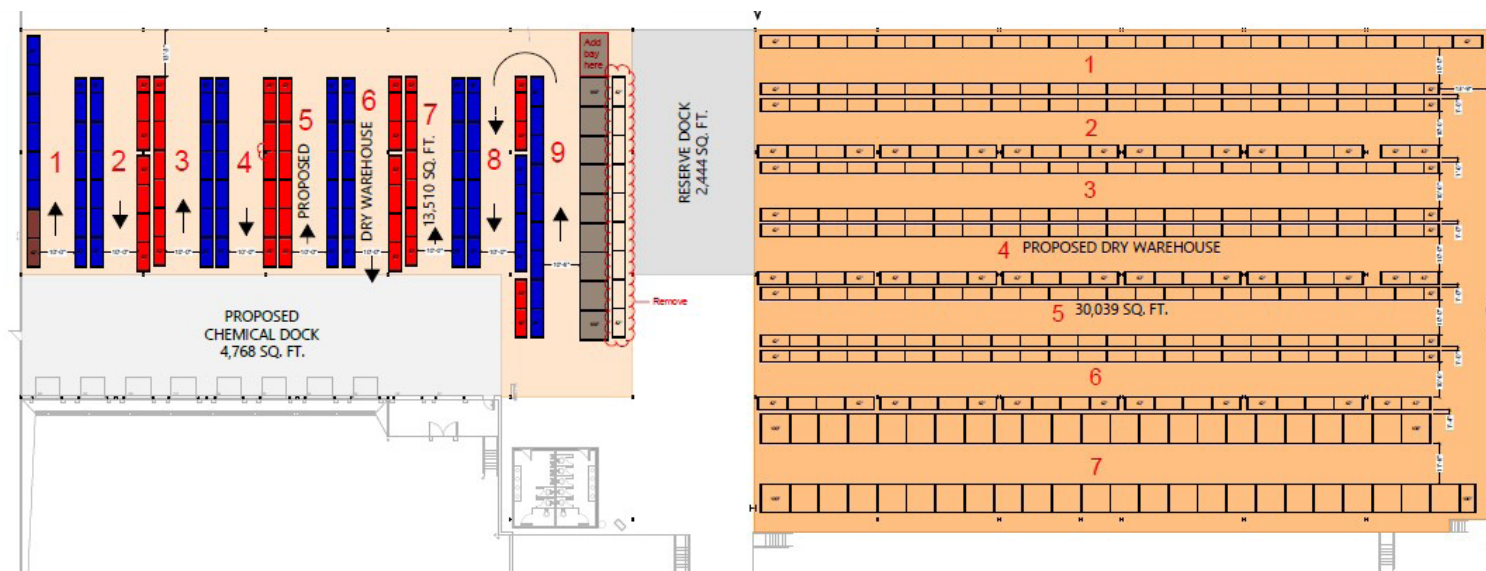
- = MAIN WAREHOUSE FLOOR
- = PREMISES OUTLINE (56,019 SF)
- = FORMER DEPRESSED TRAIN BAY  
(CAN BE USED AS IS OR FILLED IN TO MAIN WAREHOUSE FLOOR LEVEL)



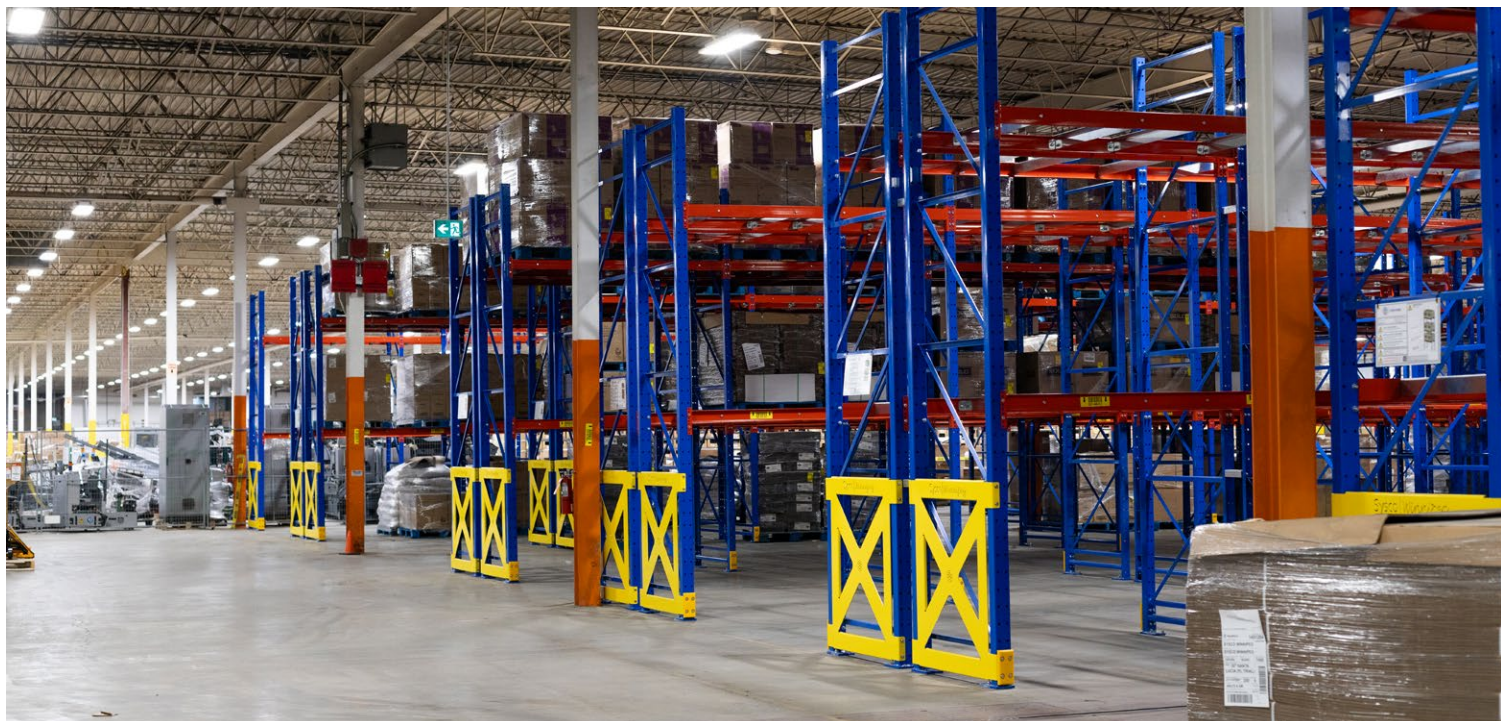
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## BUILDING RACKING CONFIGURATION (CURRENT)



\*Racking may be available upon request







# THE LOCATION

## 1530 GAMBLE PLACE, WINNIPEG

### MAP LEGEND

★ 1530 GAMBLE PLACE

MAJOR TRUCKING ROUTES

### AREA DEMOGRAPHICS

The Fort Garry Industrial Park continues to be a competitive market for industrial users seeking lease opportunities.

The park is located in Winnipeg's southwest quadrant and is surrounded by Winnipeg's highest overall rate of population and related growth. Some of Winnipeg's finest amenities, including services, restaurants, fitness facilities and rapid transit, are located nearby.

These employment lands are adjacent to numerous residential communities which comprise of a range of demographics and an attractive labour pool.

2022 ESTIMATED TOTAL POPULATION	135,155
2027 PROJECTED TOTAL POPULATION	146,770
POPULATION CHANGE (2022-2027)	8.6%
MEDIAN AGE	37.6
PERSONS PER HOUSEHOLD	2.57
AVERAGE HOUSEHOLD INCOME	\$122,123.00

Source: SiteWise, 2022 Estimate, 10 minute drive time area



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