

**FOR SUBLEASE**

# **10 Hutchings Street**

WINNIPEG, MB

**OFFICES WITH TRAILER PARKING COMPOUND**



COMMERCIAL REAL ESTATE  
SERVICES INC.



## ***Property Highlights***

- 5,493 sq. ft. of second floor offices
- (10) non-electrified trailer parking spaces in fenced compound
- Strategically located in Inkster Industrial Park
- Headlease expiry April 30, 2027

### **Dilpreet Mathauda**

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*Services provided by Eric A. Ott Personal Real Estate Corporation*

# 10 Hutchings Street

## Property Details

HEADLEASE EXPIRY April 30, 2027

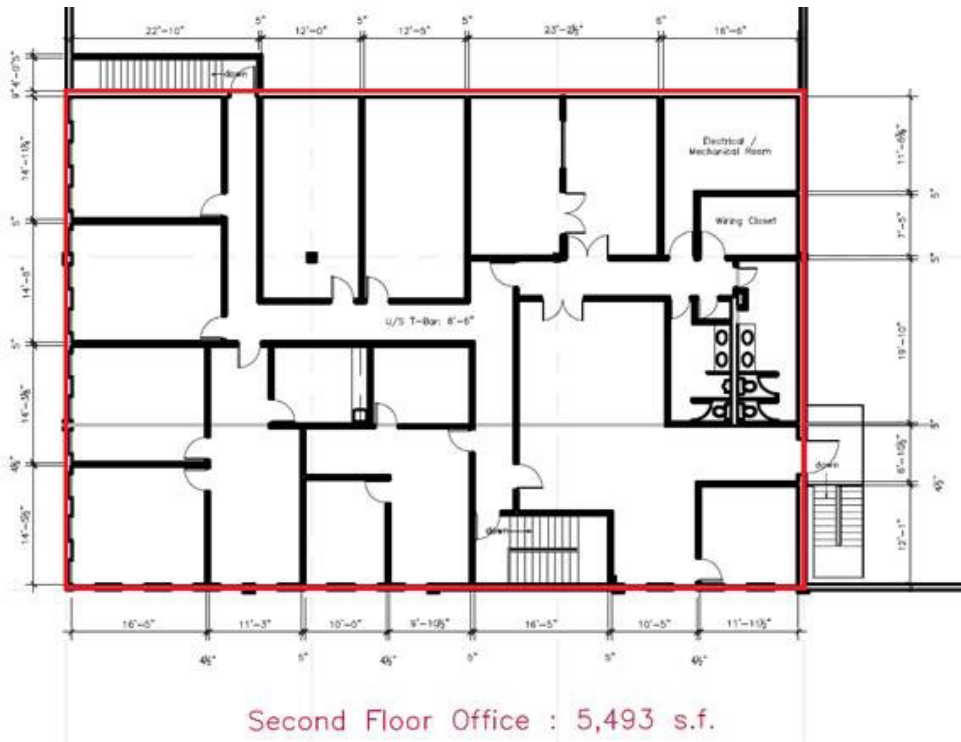
OFFICE AREA (+/-) 5,493 sq. ft.

BASIC RENT \$9.50 per sq. ft.

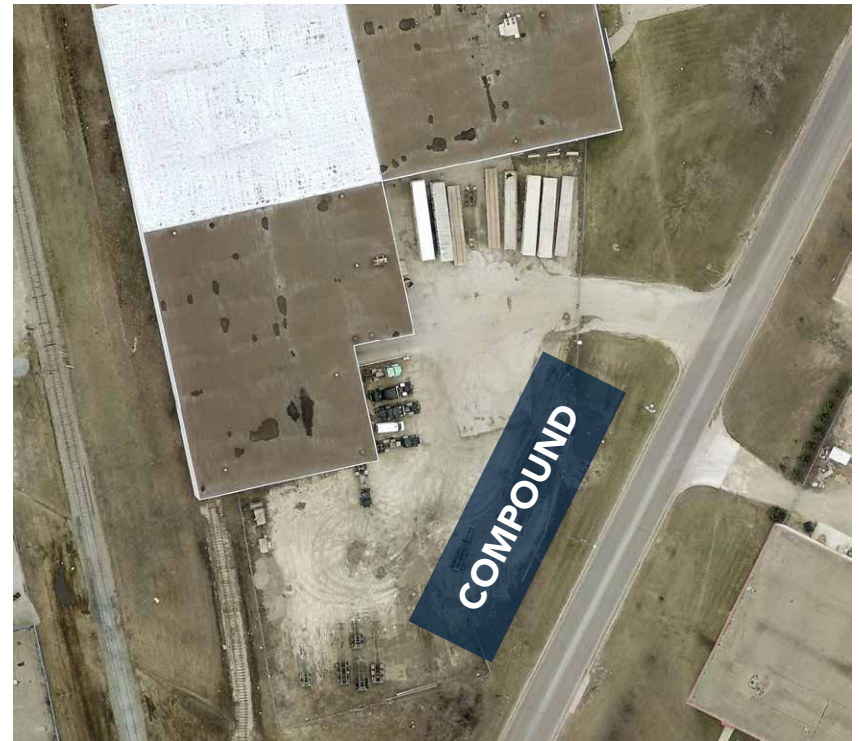
ADDITIONAL RENT \$4.00 per sq. ft.

TRAILER PARKING \$1,800 monthly for (10) non-electrified trailer parking spaces

## Floor Plan



## Shared Compound





# 10 Hutchings Street

## Exterior Photographs



# 10 Hutchings Street

## Office Photographs





# 10 Hutchings Street

## Location Aerial





PERIMETER HIGHWAY

# CENTREPORT CANADA

# RM OF ROSSER

# WINNIPEG

CN RAIL LINE

CP RAIL LINE

Industrial Manufacturing & Logistics

CentrePort Canada Rail Park

Strategic Development

Future Residential

CP RAIL LINE

CENTREPORT CANADA WAY

**BROOKPORT BUS. PK.**

EMATRIX TRANSPORT, LONGVIEW LOGISTICS LTD., Merit, Green Leaf, etc.

**BROOKSIDE BUS. PK.**

United Rentals, Kaycan, Tim Hortons, Fairview, E+B+D, THE ROSEDALE GROUP, KALTIRE, FedEx, Oil Mart, EASTSIDE HEAVY TRUCK, Cormet, Mobil 1, QuikX, TRANSX, FLEET, etc.

**BROOKSIDE IND. PK.**

FREIGHTLINER, ROSENAU TRANSPORT LTD., MAJOR Drilling, COSENTINO, Institutform, IPEX, etc.

**MURRAY IND.**

BOEING, WINPAK, NORTH WEST, etc.

**NORTH INKSTER IND.**

EDGE, PENNER INTERNATIONAL, Montebello TRANSPORT, etc.

**INKSBROOK IND. PK.**

STH, FGI, DAY ACROSS, FOUNTAIN TIRE, staples, Sameday WORLDWIDE, etc.

**NORTHWEST BUS. PK.**

MSKESSON, UPS, etc.

**INKSTER IND. PK.**

Pratt, RICHBOU, NATIONAL FLEET EQUIPMENT, REMER, CANADA GOOSE, Tim Hortons, Sobey's, amazon, PROSOL, GIBFREIGHT, BROCKWHITE, etc.

INKSTER BOULEVARD

**OAK POINT IND.**

Erb, CANADA CARRIAGE, etc.



**WESTON SHOPS**

W3, alacra, CP, etc.

**RRC POLYTECH**

**CO-OP**

**OMAND'S CREEK IND.**

ASL Distribution Services, Uni-Jet, CardinalHealth, EMATRIX TRANSPORT, Veritiv, m northern, Core-Mark, etc.

WINNIPEG RICHARDSON INTERNATIONAL AIRPORT

**ST. JAMES IND.**

WPA, Bison, COSTCO WHOLESALE, CertainFeed, Russell Metals, StandardAero, EMCO, MAGELLAN, etc.

**PP POLO PARK**



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## Drive Times



RICHARDSON INTL. AIRPORT  
**14 minutes**



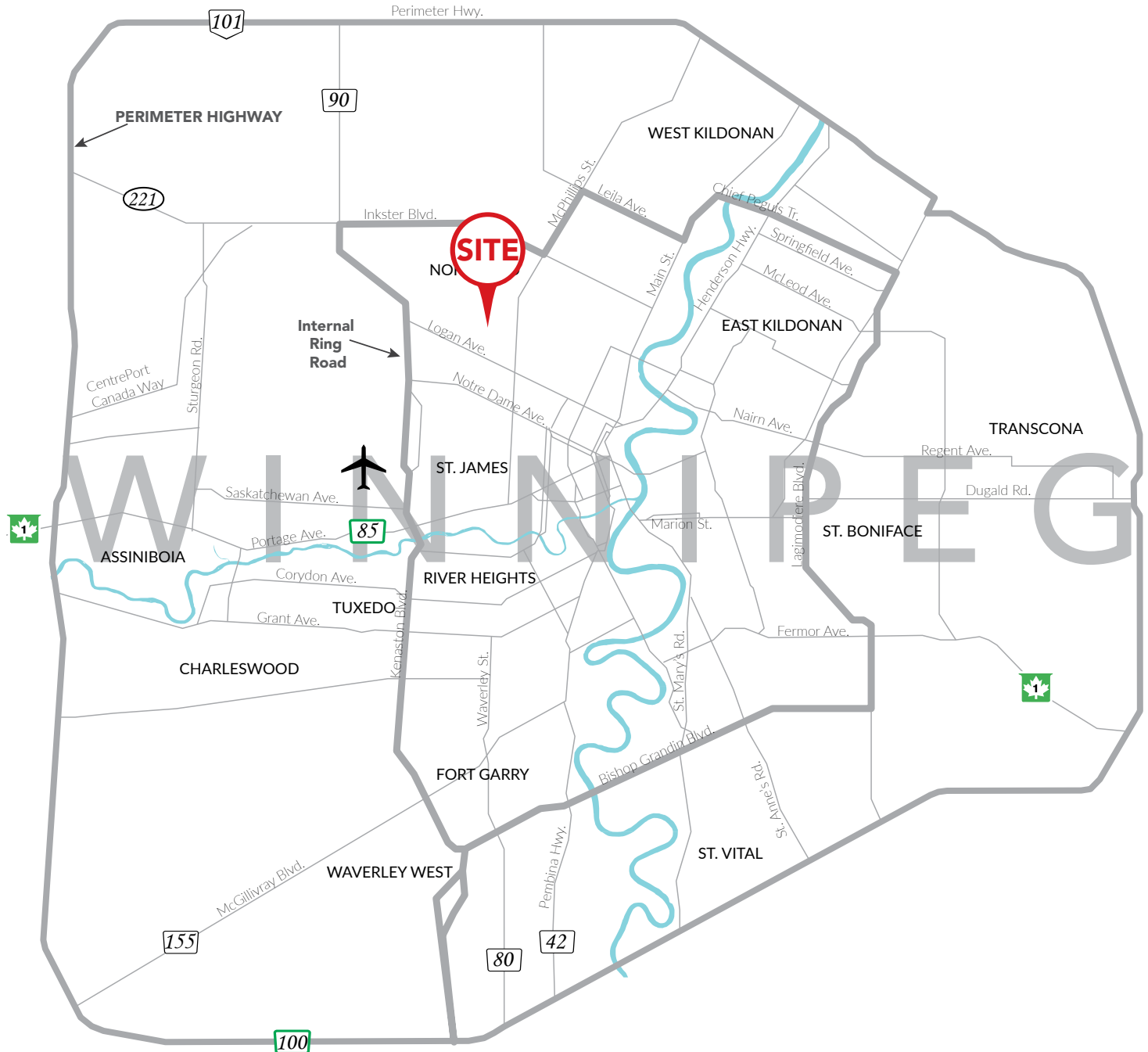
PORTAGE & MAIN  
**10 minutes**



POLO PARK SHOPPING CENTRE  
**12 minutes**



PERIMETER HIGHWAY  
**10 minutes**





## CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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