



FOR LEASE

200 Transport Road Unit 2
Winnipeg, MB

~Approximately **2,400 Sq. Ft.**

\$12.00 / Sq. Ft. per annum Net
Or \$2,400.00 / Month Net
Plus Goods and Services Tax (GST)

For more information:

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President

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200 Transport Road Unit 2 for Lease

LOCATION:	200 TRANSPORT ROAD, UNIT 2
AREA:	Approximately 2,400 square feet
TENANT'S RESPONSIBILITIES:	Rent. Hydro. Heat. Water. Janitor service & waste disposal. Pro rata share of grounds maintenance & snow removal. Pro-rata share of all realty taxes. Normal maintenance & repair, including heating. Pro-rata share of Building insurance & extended coverage Lighting replacement. Management & Supervisory Fee.
LANDLORD'S RESPONSIBILITIES:	Structural Repairs - roof deck, exterior walls (excluding glass), floor (excluding floor covering), and building foundation.
RENTAL:	\$12.00 per sq. ft. per annum Net or \$2,400.00 per month Net, plus Goods and Services Tax (GST).
REQUIRED DEPOSIT:	3 months rent to be applied towards the first and last months rental plus one months damage deposit.
LEASE TERM:	3 - 5 Years
POSSESSION:	Immediate
ZONING:	Industrial
FEATURES:	Clear span warehouse with floor drain, 18 ft. ceiling height, 14ft. x 14 ft. OHD mechanized. Handicap washroom with office/lunchroom area above. Radiant heat., Well water & holding tank. Additional Costs of \$4.67 per sq. ft. or \$934.00 per month.
PARKING:	Assigned area front & rear

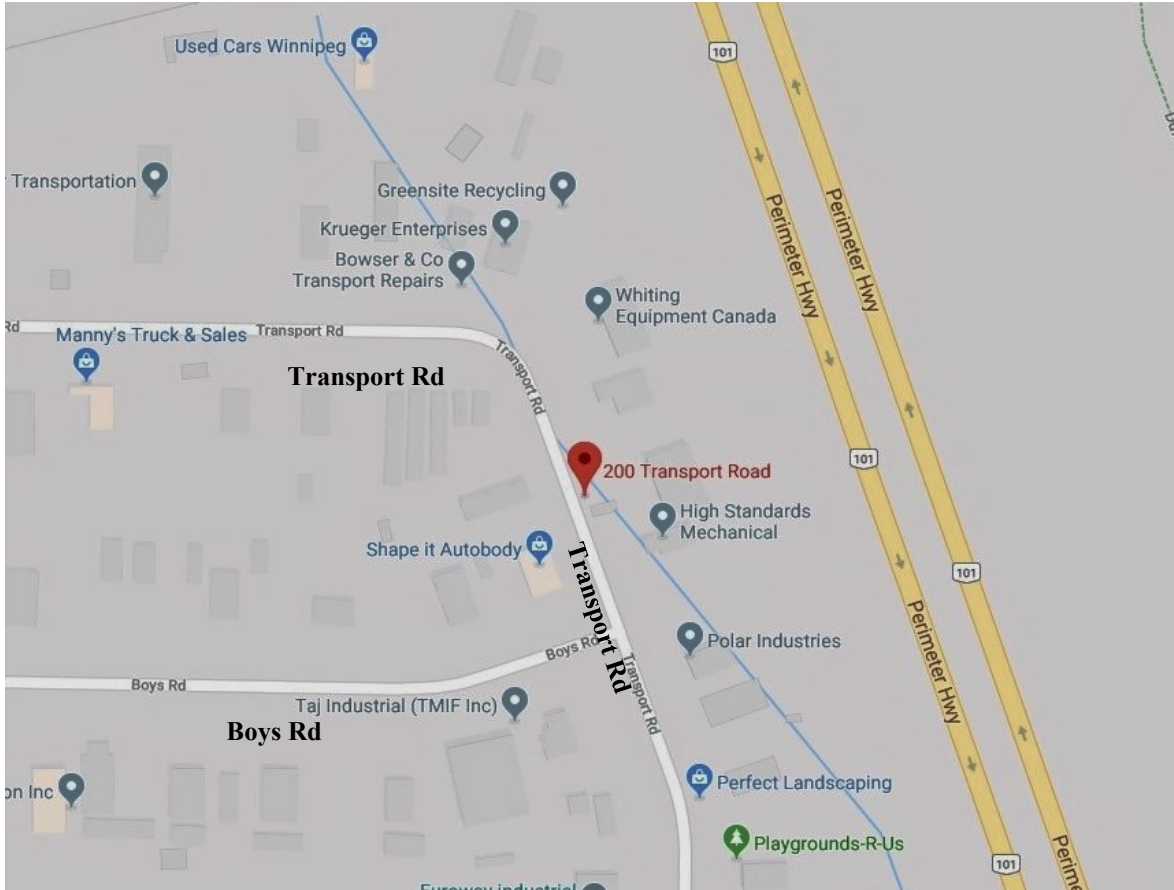


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FEATURES:

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14ft. x 14 ft. OHD mechanized.
Handicap washroom with office/lunchroom area above.
Radiant heat., Well water & holding tank.
Additional Costs of \$4.67 per sq. ft.

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