



FOR LEASE



THE WATERS BUSINESS PARK

UP TO 45,000 SQ. FT. FOR LEASE



# BUILDING W-2

UP TO 45,000 SQ. FT.

## PROPERTY SUMMARY

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Available Space : up to 45,000 SQ. FT.

Ceiling Height : 20' - 24'

Loading Area : Dock & Grade

Parking Stalls : 2 : 1,000 SQ. FT.

Rate : TBD

Available : TBD



## PROPERTY FEATURES

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- Pre-leasing - build to suit
- Flex building allows you to build out to your specifications
- Access via light controlled intersection at Mazenod Road and Dugald Road
- Compound space available
- Assigned parking - dedicated entrances - self controlled space
- Additional parking available
- Easy access to major transportation routes
- Onsite security

## PROPERTY IMAGES

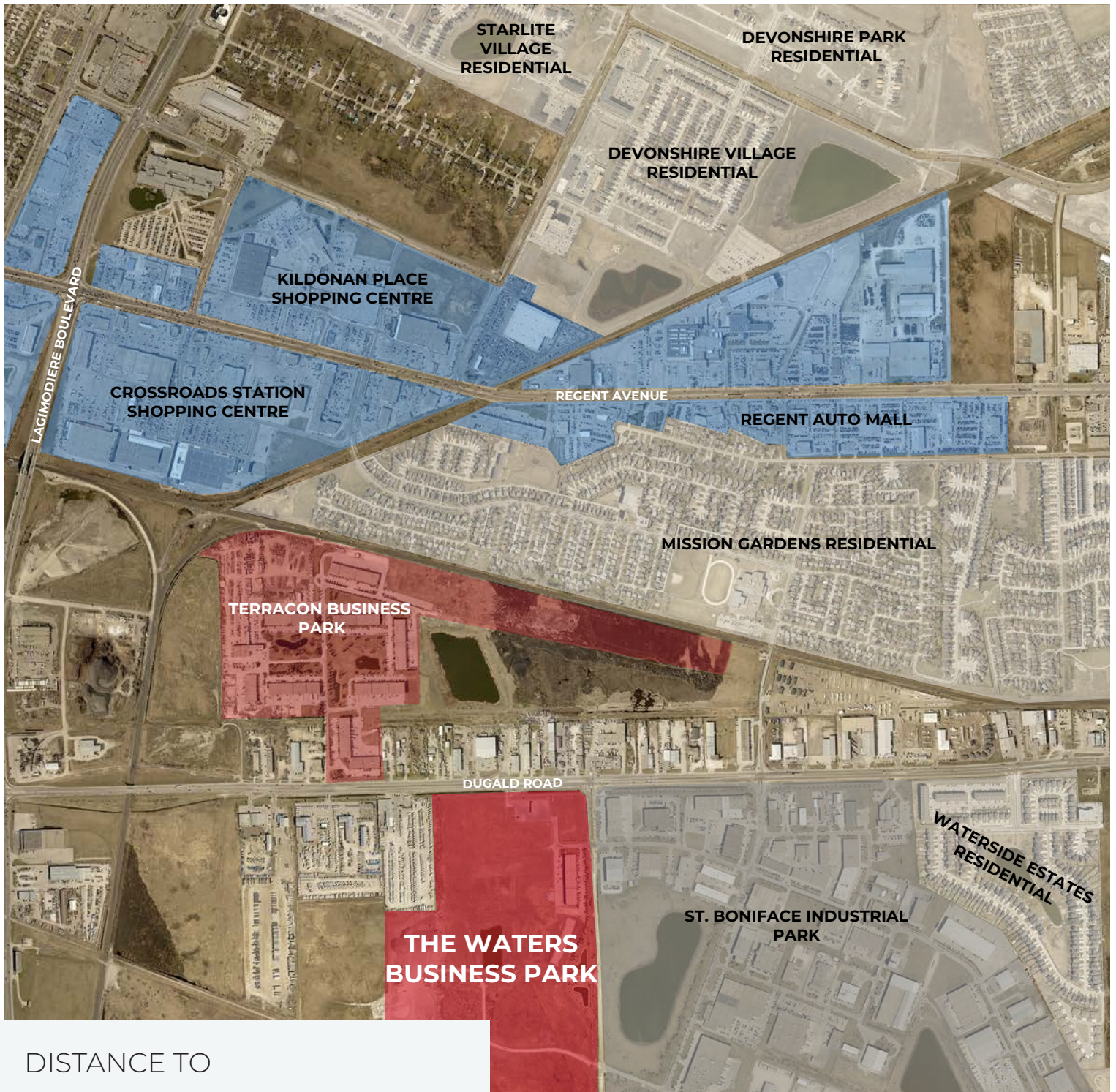
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# WHERE YOU WANT TO BE

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## DISTANCE TO

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|                        |            |
|------------------------|------------|
| Downtown Winnipeg      | 15 Minutes |
| CN Intermodal Facility | 5 Minutes  |
| Perimeter Highway      | 10 Minutes |
| Trans-Canada Highway   | 5 Minutes  |



# WHY TERRACON

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## LEADERSHIP & EXPERIENCE

Terracon has been the trendsetter in industrial flex-space and campus-style commercial real estate in the Winnipeg market since 1976. Our business parks marry aesthetics and sustainability in a master-planned environment.

## CAMPUS ATMOSPHERE

Becoming a tenant with Terracon means you are neighbour to some of the most successful companies in Canada and the world. Onsite amenities and Terracon run events enable the networking that business thrives on.

## LONG TERM RELATIONSHIPS

Many Terracon tenants have been with us for decades. The Terracon team goes out of its way to solve problems quickly and communicate effectively to maintain your feeling of comfort and security.

## FUTURE PROOFING

Our well-maintained green spaces, ability to create touchless environments, dedicated parking and onsite security provide our tenants with a calming and safe work environment. Tenants regularly report higher employee attraction and retention since making the move to our business parks.

## STRATEGIC LOCATION

All of our business parks are located on major regional roads with easy access to intermodal facilities and both national and international trade corridors. Also in close proximity are major shopping malls and a mix of short and long-stay hotels.

## EMBRACING TECHNOLOGY

From GIS interfaces to customized property management software, Terracon is always looking at how we can use technology to make your experience better. All our business parks are equipped with high-speed fibre optic networks and modern technology.





# WHAT WE DO

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## WE LEASE

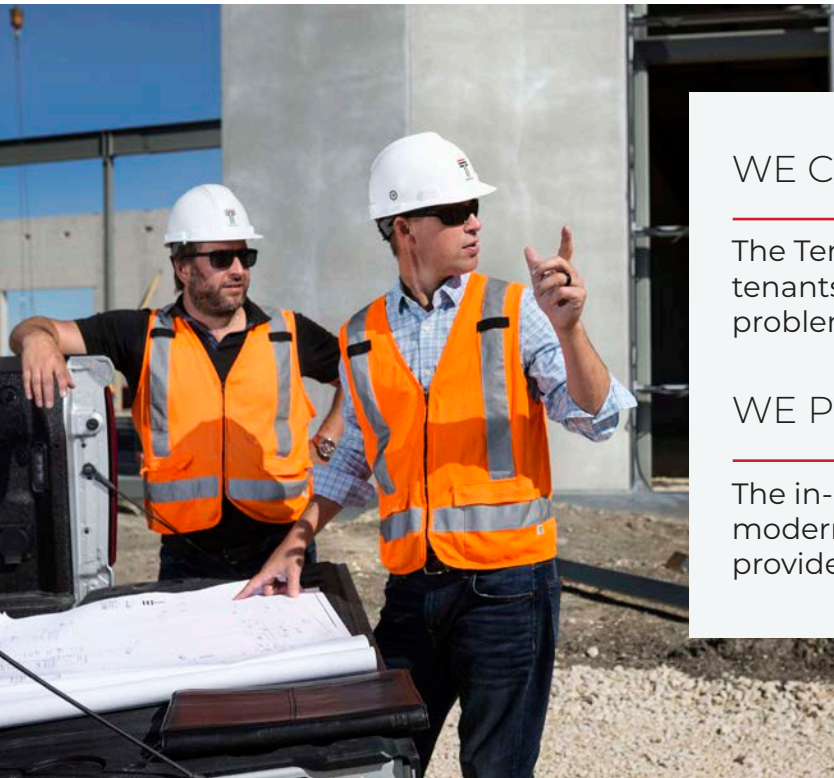
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Working with best practices and our modern systems, the Terracon leasing team will guide you from offer, to acceptance, through construction and fit-up right to your grand opening.

## WE DESIGN

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Using both in-house capabilities and a stable of consultants, Terracon has created some of the best work environments in Winnipeg.



## WE CONSTRUCT

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The Terracon construction team continues to impress tenants as they exceed timelines, hold to budgets, and problem solve in what can be a complicated process.

## WE PROPERTY MANAGE

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The in-house Terracon property management group uses modern software, robust systems, and a GIS interface to provide for each tenant's unique situation.



# WE PROVIDE COMFORT & SECURITY

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Our building designs allow you to control your own environment. Dedicated entrances, HVAC & washrooms, no shared building facilities, on-site security and your own dedicated parking are just a few of the features that give the sense of comfort and security today's business owners want.



## WE TAKE PRIDE

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**"We take pride in the quality of our business parks and the buildings within them.  
The quality of our tenants is a testament to that pride."**

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 **TERRACON  
DEVELOPMENT  
LTD.**