



301 Weston Street, Winnipeg MB

# Office/industrial space for lease

Conveniently located close to the Winnipeg James A. Richardson International Airport and with access to some of Winnipeg's major transportation routes.

## Dan Bushuk

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Colliers

# Property Overview

## Site Plan

<b>Zoning</b>	M2 - Industrial
<b>Unit D</b>	1,411 SF
<b>Unit L</b>	2,086 SF



Access to major routes



±4.7 acres of land



Ample on-site parking



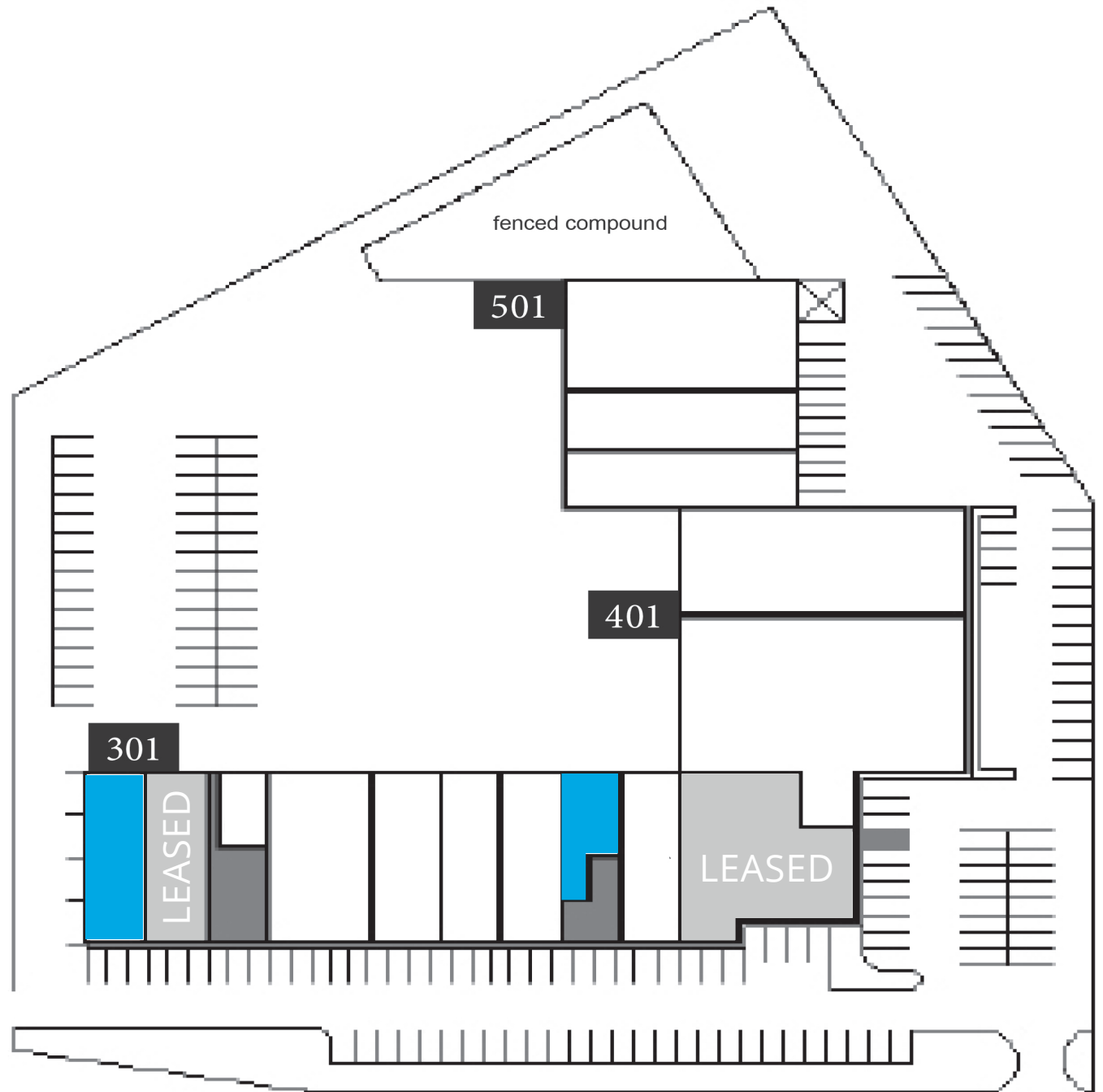
Mix of office and industrial



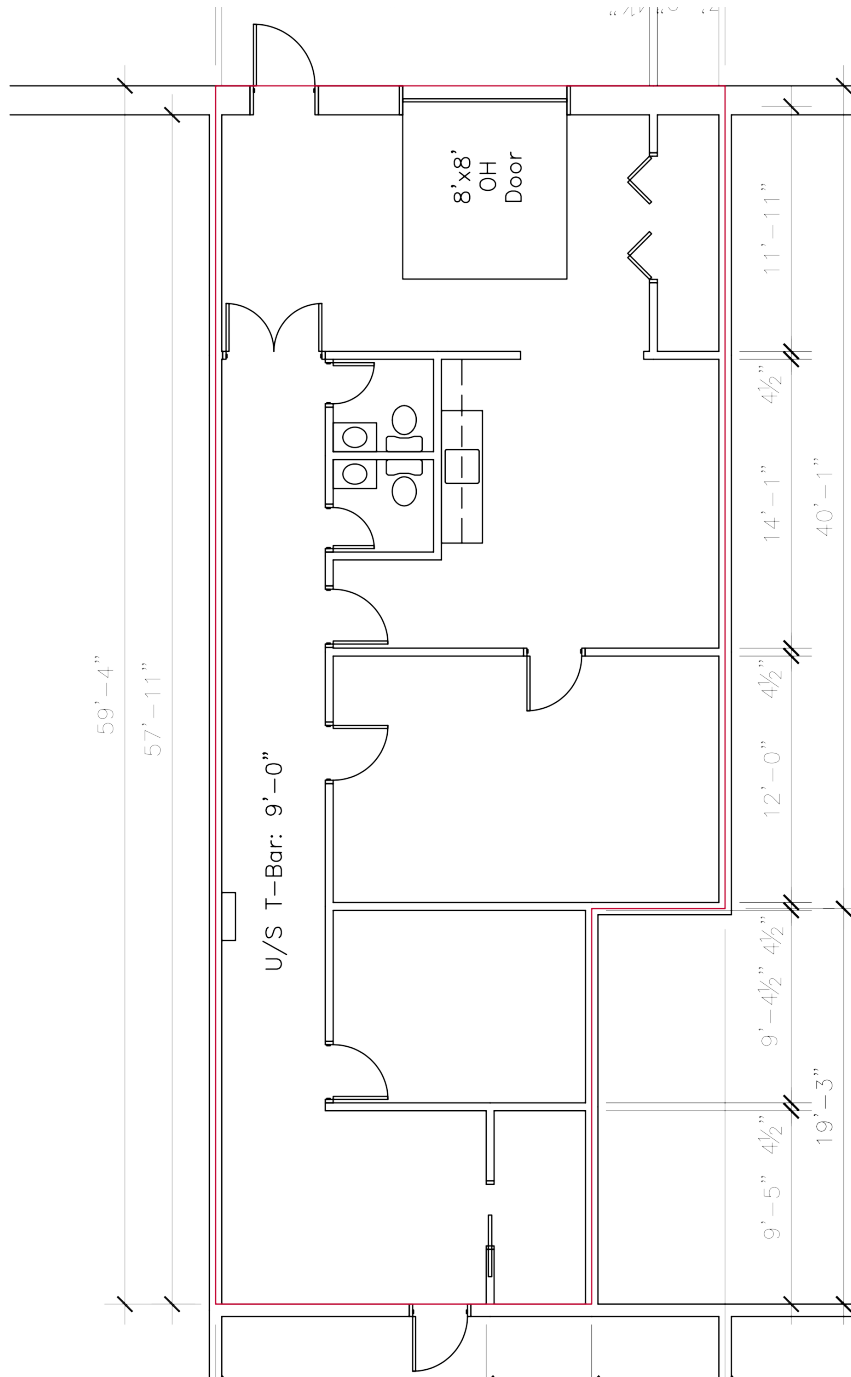
7 min. to Trans Canada Highway



Grade loading



# Unit D

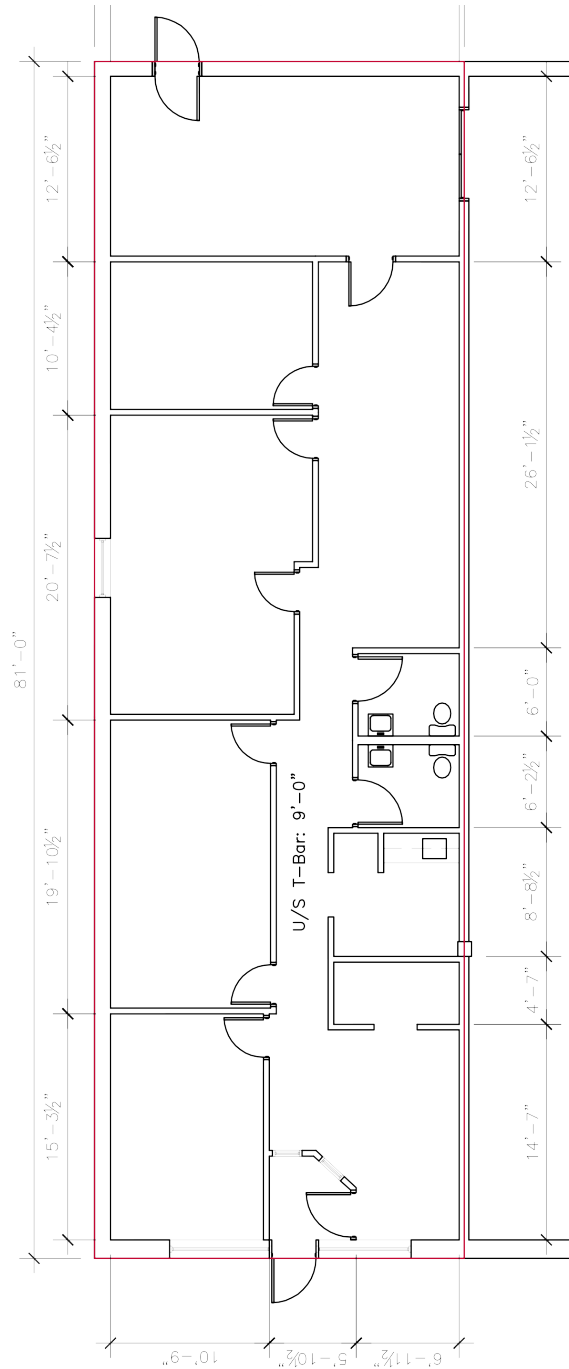


## Highlights

<b>Area available</b>	1,411 SF
<b>Loading</b>	8' x 8' grade door
<b>Net rental rate</b>	\$8.95/SF
<b>Additional rent</b>	CAM \$3.11/SF Property Tax \$ 2.10/SF Utilities: \$2.37 (water & hydro) +5% management fee
<b>Available</b>	Immediately

1,411  
square feet  
available

# Unit L



## Highlights

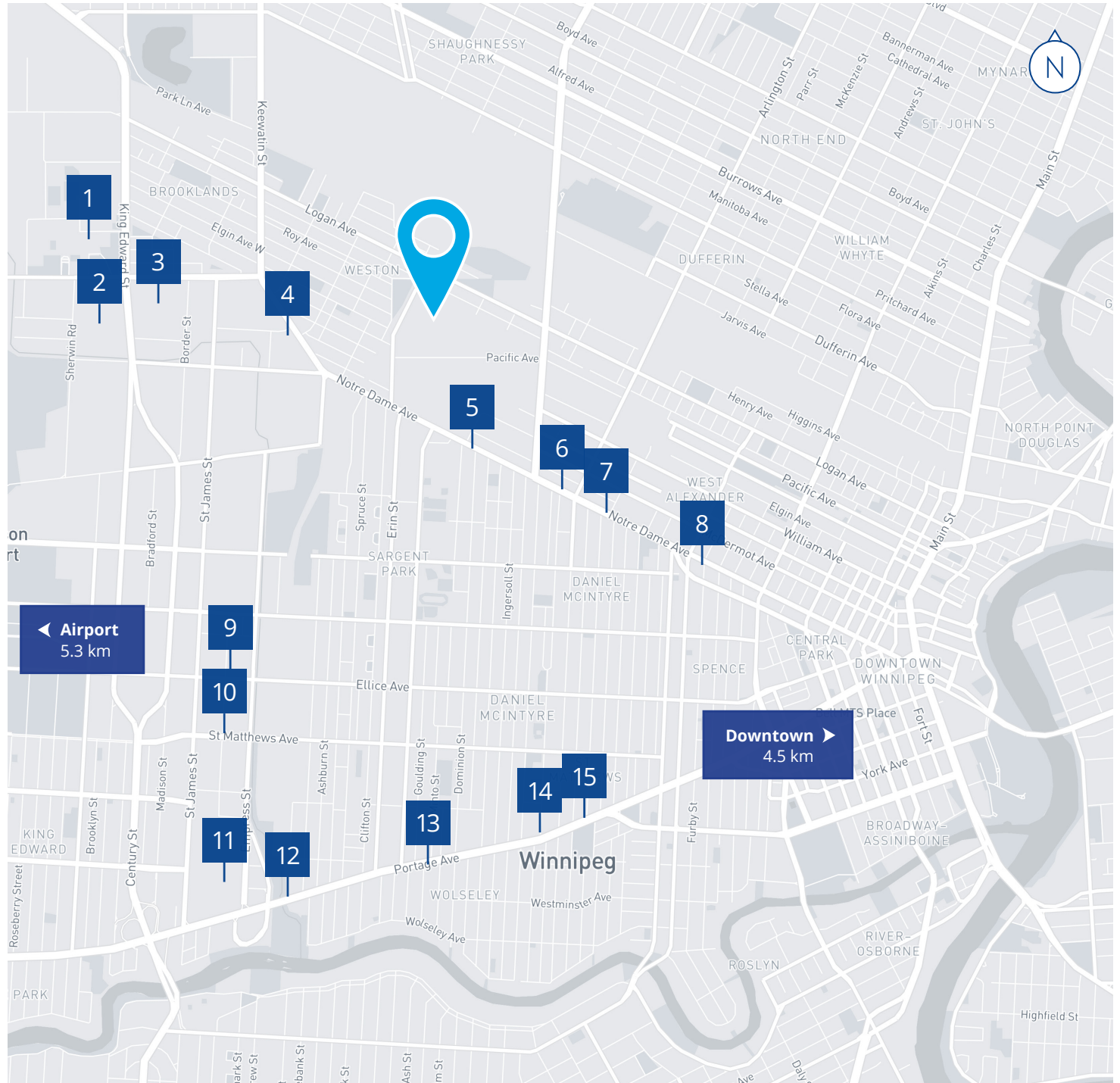
<b>Area available</b>	2,086 SF
<b>Loading</b>	8' x 8' grade door
<b>Net rental rate</b>	\$8.95/SF
<b>Additional rent</b>	CAM \$3.11/SF Property Tax \$ 2.10/SF Utilities: \$2.37 (water & hydro) +5% management fee
<b>Available</b>	Immediately

2,086  
square feet  
available

# Nearby Amenities

 Subject property

1	Red River College
2	A & W
3	McDonald's
4	Tim Horton's
5	Burger King
6	Super Lube
7	7-Eleven
8	No Frills
9	Walmart
10	Dollarama
11	Polo Park
12	Earls Polo
13	McDonald's
14	Dairy Queen
15	Shoppers Drug Mart





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