

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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Property Overview

Unit L

2,086 SF

Unit E

2,101 SF



M2-Industrial Zoning



Access to major routes



±4.7 acres of land



Ample on-site parking



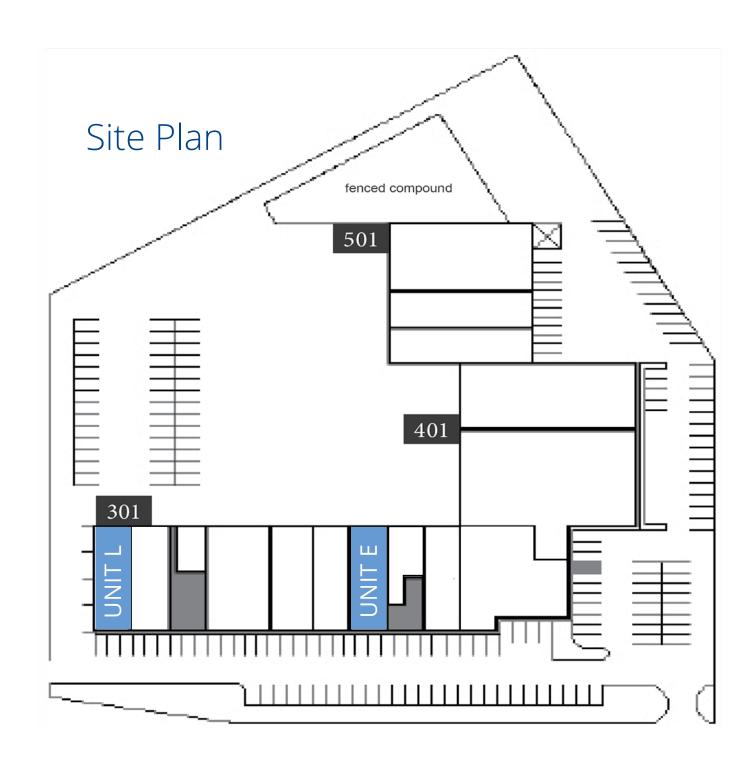
Mix of office and industrial



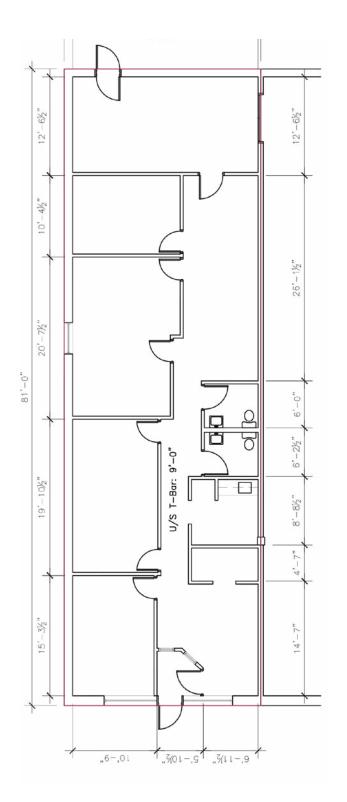
7 min. to Trans Canada Highway



Grade loading



Unit L



Highlights

Area available	2,086 SF
Floorplan	A mix of private offices, an open workspace/storage area, a kitchenette, and two washrooms
Net rental rate	\$8.95/SF
Additional rent	\$7.96 - CAM: \$5.35 (including utilities) - Property Taxes: \$2.61
Available	Immediately



2,086 square feet available

Unit L









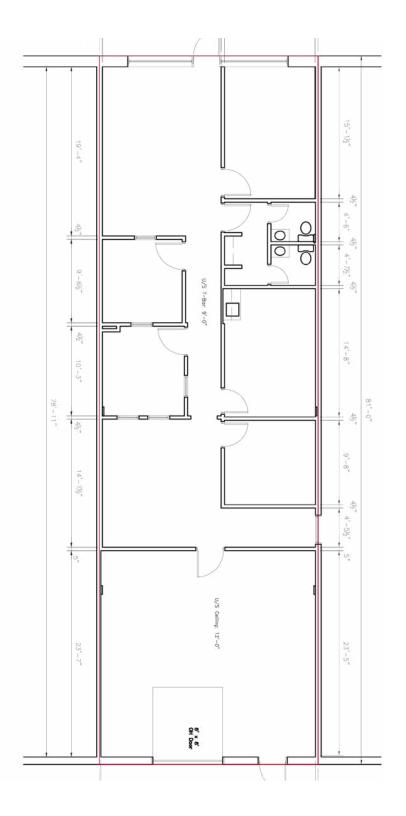








Unit E



Highlights

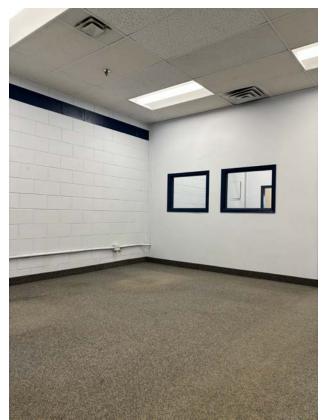
Unit consist of 4 private offices, reception, two washrooms, kitchenette, and warehouse with grade level loading.

Area available	2,101 SF
Floorplan	± 576 SF warehouse ± 1525 SF office
Asking Rent	\$8.95/SF net
Additional rent	\$7.96 - CAM: \$5.35 (including utilities) - Property Taxes: \$2.61
Loading	8'x8'
Available	Immediately

2,101 square feet available









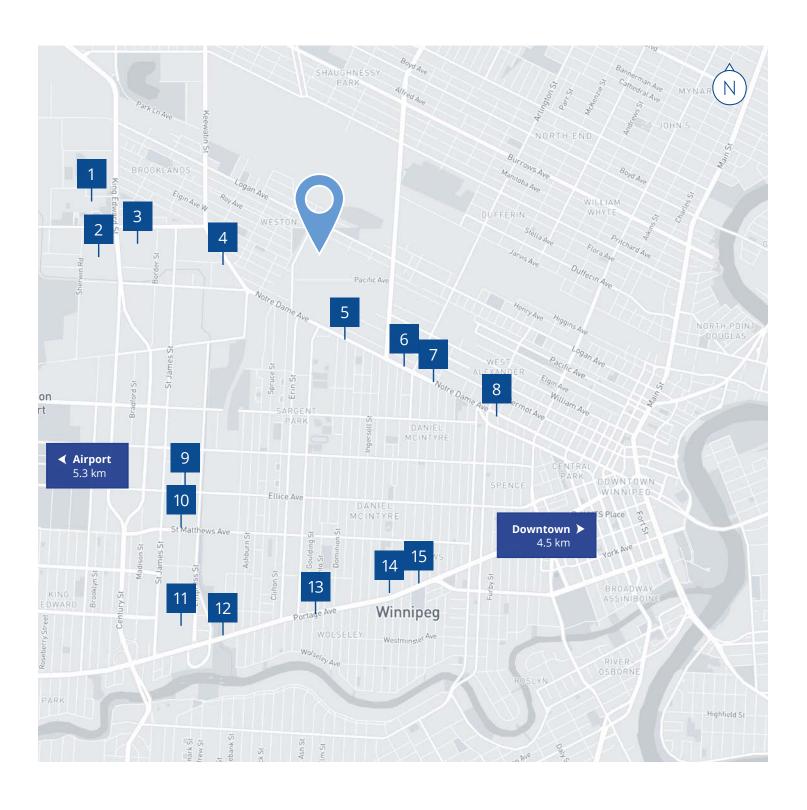


Nearby Amenities



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





301 Weston Street | Winnipeg, MB

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