



Building D - 770 Pandora Avenue East, Winnipeg, Manitoba

# Freestanding Industrial Building Available in Transcona

For Lease



## Property Details

**+/- 55,283 sq. ft.**

SIZE

**\$11.95/sq. ft.**

NET LEASE RATE

**\$3.75/sq. ft.**

CAM & PROPERTY TAXES (INCLUDES UTILITIES)

**+/- 29.5 ft.**

CEILING HEIGHT

**Grade loading (possible dock loading)**

LOADING

**M3 - Manufacturing**

ZONING

## Features

- **Up to +/- 16 acres compound space available**
- Rail access available
- Ample on-site parking and designated loading areas & truck access facilitating seamless movement of goods and materials within the industrial complex.
- Strategically positioned along Pandora Avenue East providing quick access to major transportation routes including Dugald Road and the Perimeter Highway
- Located in Transcona, in close proximity to nearby amenities, including shopping, restaurants, hotels, and public transportation, catering to the diverse needs of industrial tenants and their employees



## Highlights



**Located in the**  
HEART OF TRANSCONA



**Excellent Access**  
TO MAJOR TRANSPORTATION  
ROUTES



**Ideally Suited For**  
DISTRIBUTION OR  
MANUFACTURING

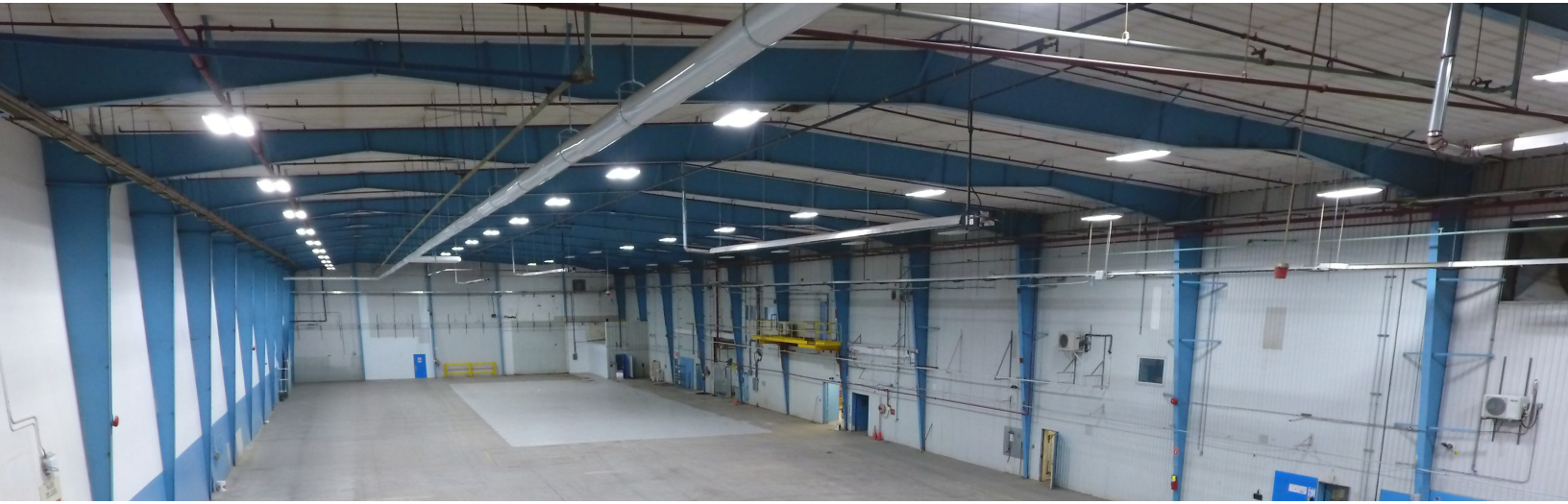


**Heavy**  
POWER

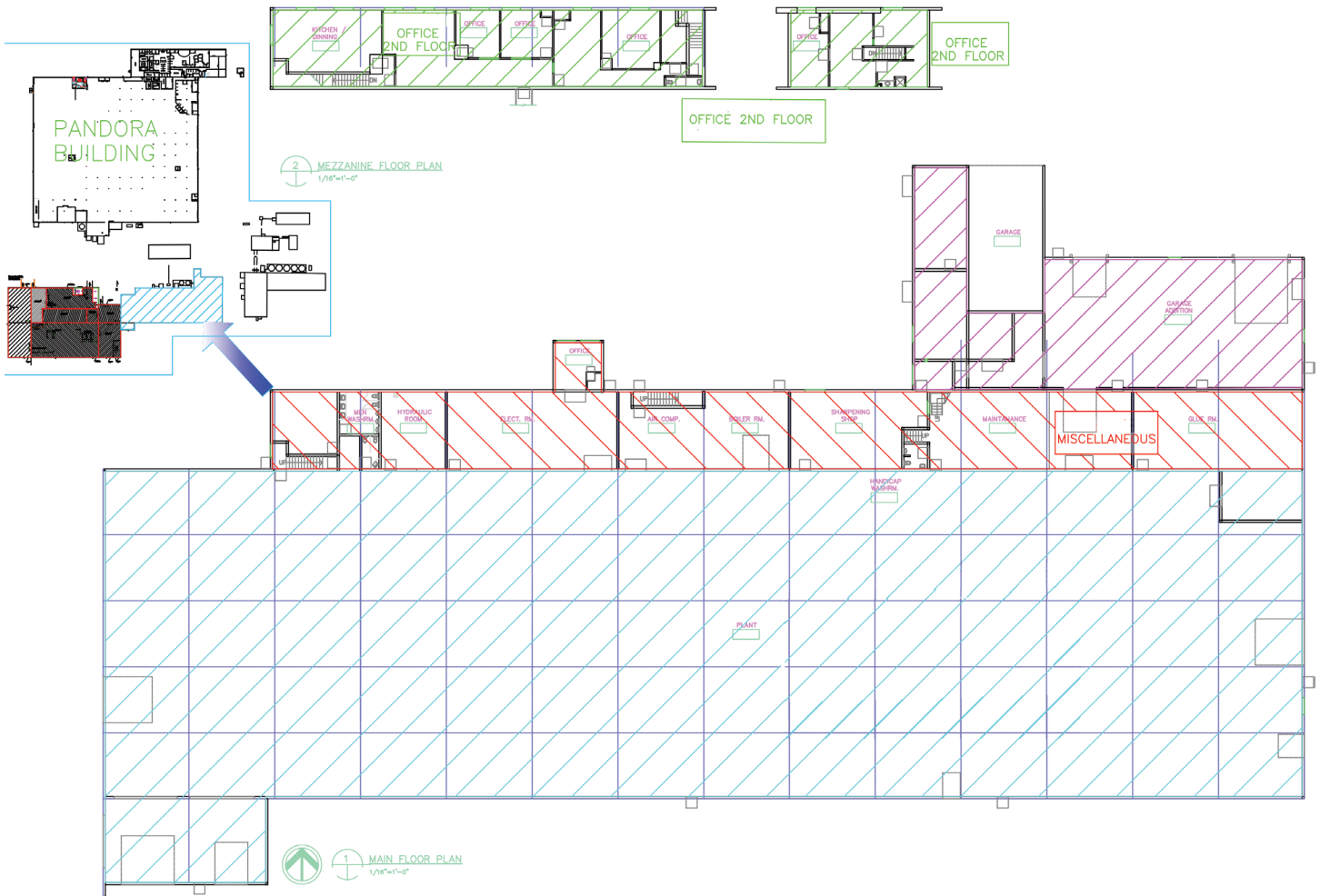
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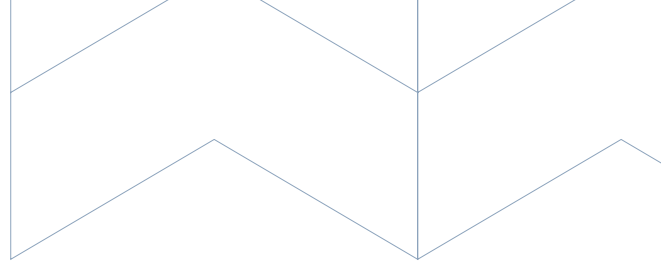


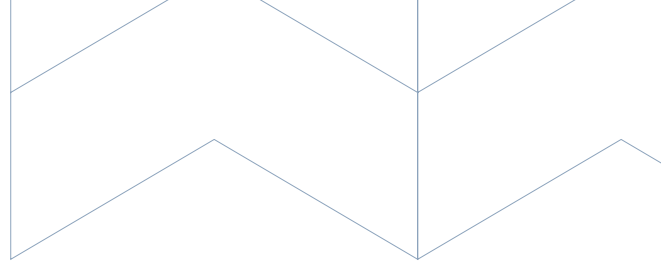
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# Building D Floor Plan



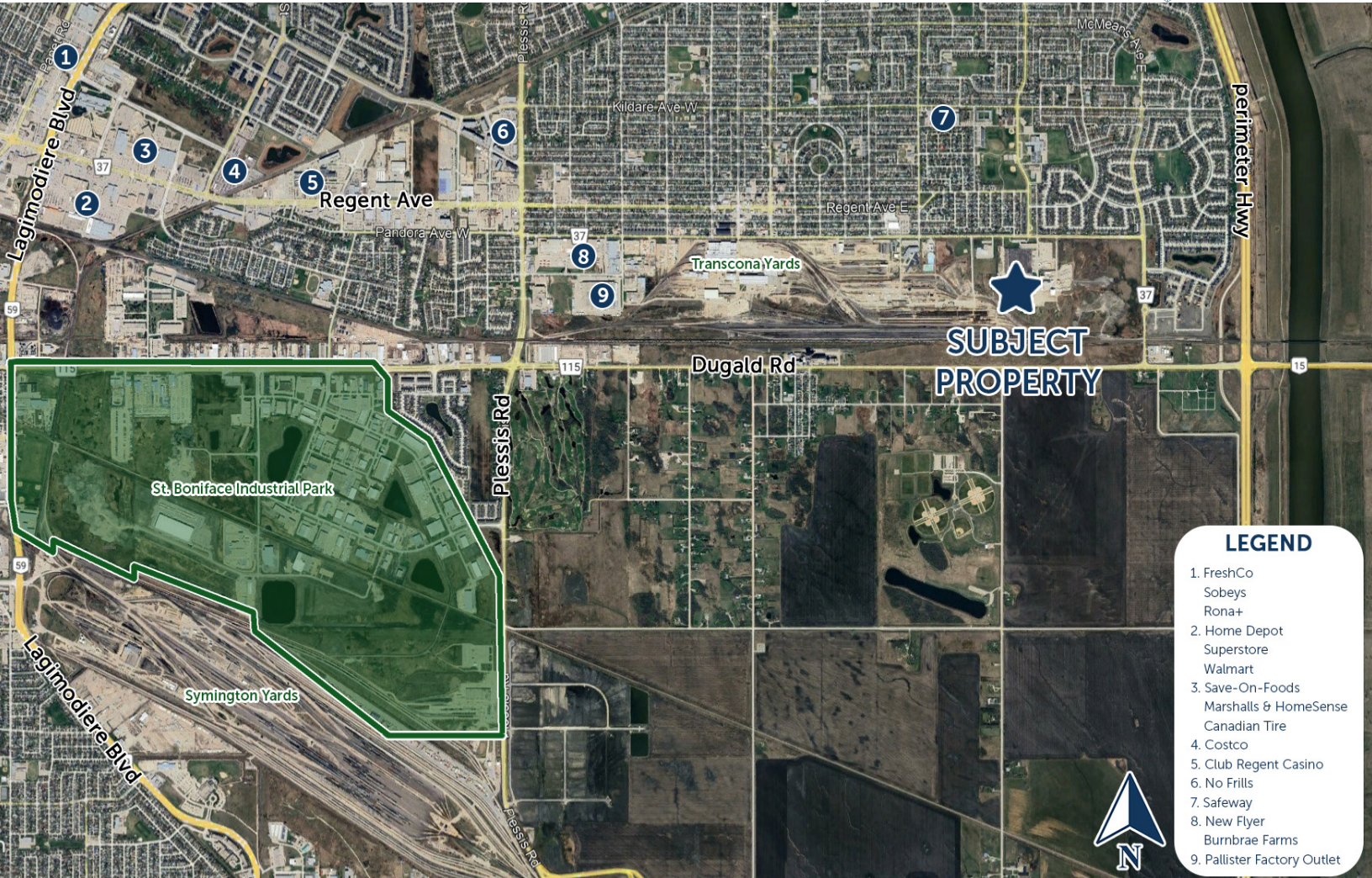




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