

BUILT-OUT OFFICE & WAREHOUSE SPACE FOR SUBLEASE



880 Bradford Street

WINNIPEG, MB



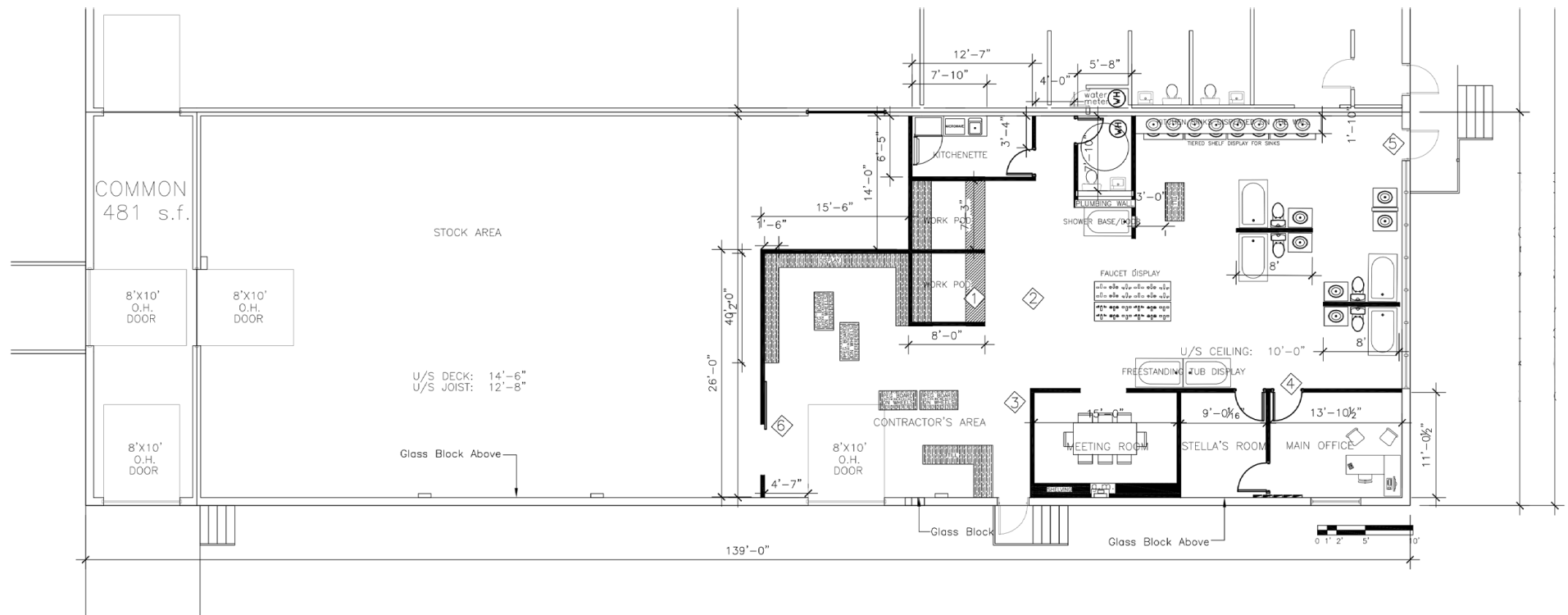
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PROPERTY DETAILS

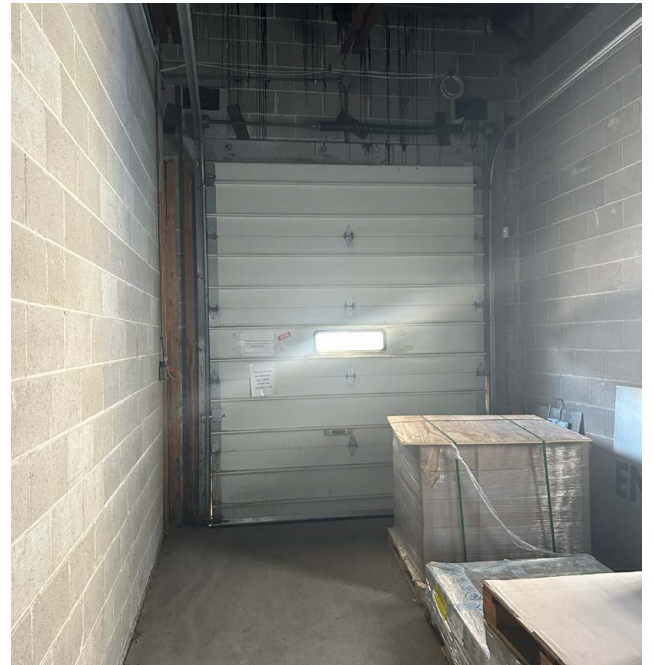
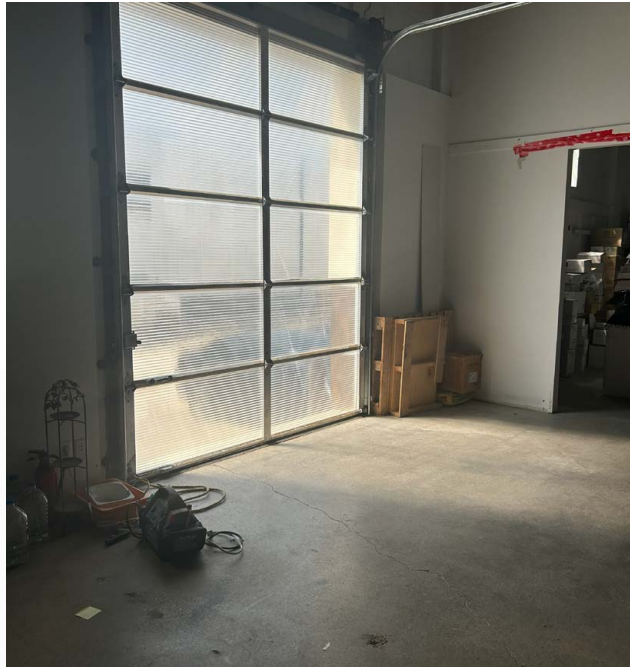
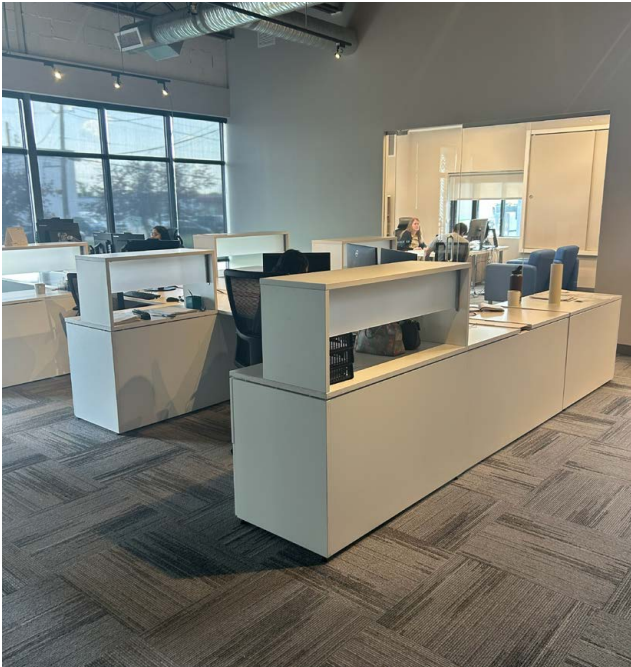
BUILDING AREA	57,414 sq. ft.
AREA AVAILABLE	5,494 sq. ft.
CEILING HEIGHT	16'
LOADING	2 dock loading doors
ZONING	M2 - Industrial
NET RENTAL RATE	\$9.00 per sq. ft. (to Jan. 31, 2028) \$10.00 per sq. ft. (Feb. 1, 2028 to Jan. 31, 2031)
ADDITIONAL RENT	\$2.86 per sq. ft.
AVAILABILITY	October 1, 2026
HEADLEASE EXPIRY	January 31, 2031

PROPERTY HIGHLIGHTS

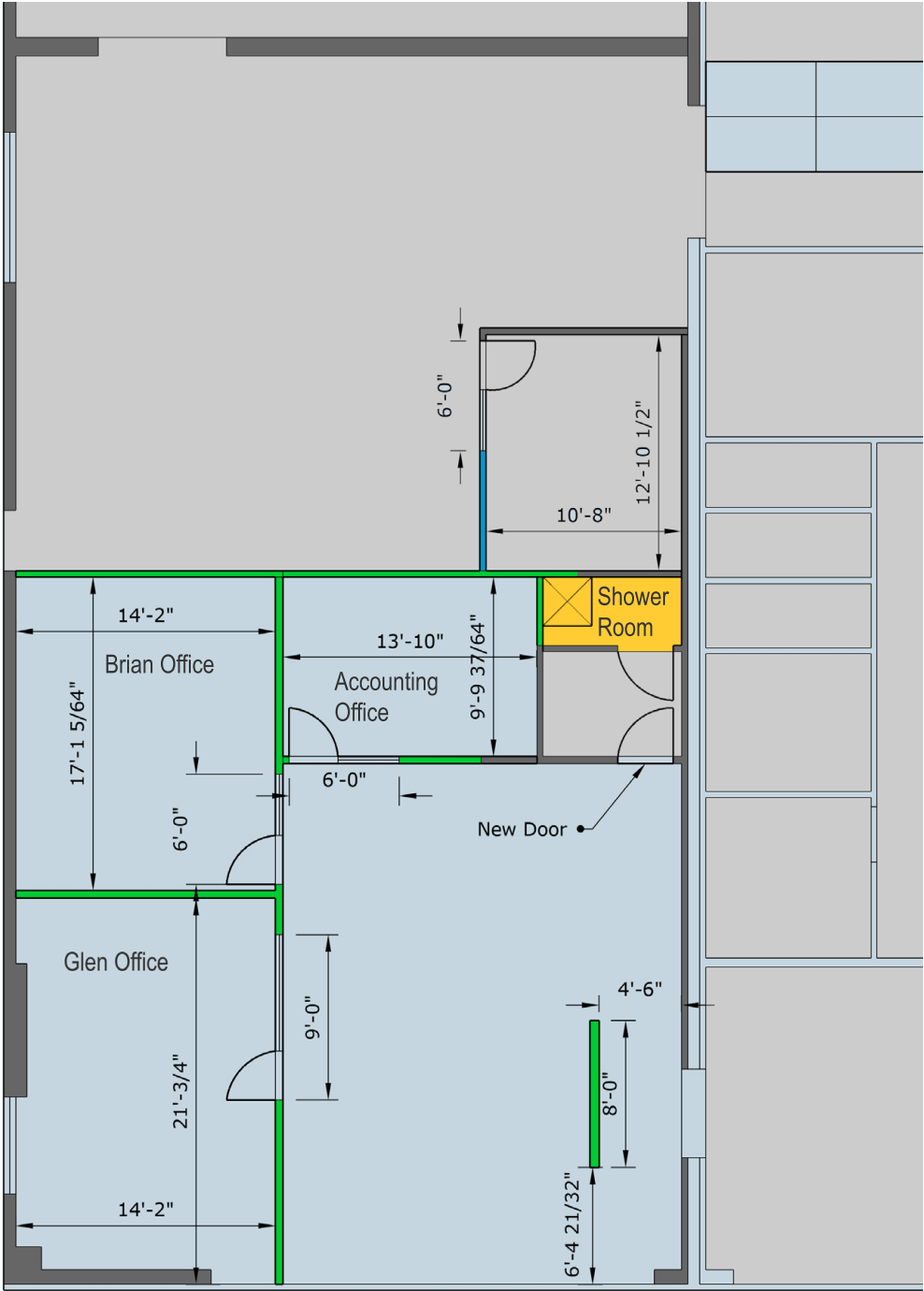
- Well built-out office space with warehouse area
- Ideally located in the St. James Industrial park, in close proximity to the amenities of CF Polo Park, St James Retail node and the Airport.
- Easy access to major transportation routes



INTERIOR PHOTOGRAPHS



FLOOR PLAN



CENTREPORT CANADA

CN RAIL LINE

CP RAIL LINE

Industrial
Manufacturing
&
Logistics

CentrePort
Canada
Rail Park

Strategic
Development

Future
Residential

CP RAIL LINE

MURRAY IND.



WINNIPEG
RICHARDSON
INTERNATIONAL AIRPORT



INKSTER BOULEVARD



LOCATION AERIAL



LOCATION OVERVIEW



Contact

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