



1361 Border Street, Notre Dame Industrial Square

Notre Dame Industrial Square unit **for lease**

Close to office, industrial, and retail amenities and just a 5 minute drive to James A. Richardson International Airport.

Murray MacRae

Vice President
+1 204 926 3836
murray.macrae@colliers.com

Troy Buchanan

*Services Provided by Troy Buchanan
Personal Real Estate Corporation*

Senior Vice President
+1 204 926 3849
troy.buchanan@colliers.com

Daria Lukie

Associate
+1 204 515 7134
daria.lukie@colliers.com



Property Overview



Close to major routes



Notre Dame Industrial Square



On-site parking



Zoned M2 - Manufacturing General



8' x 8' dock level loading

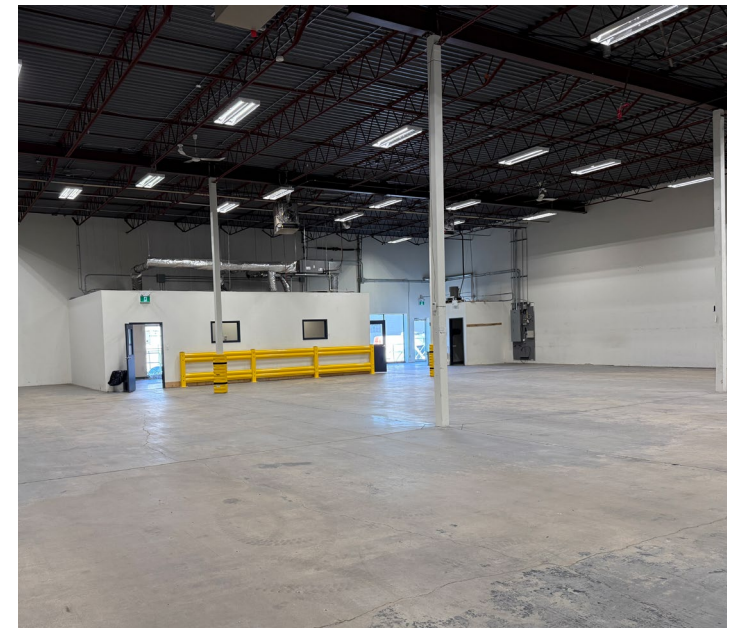


9 min. to JAR Airport

Notre Dame Industrial Square offers dock level multi-tenant industrial bays with front glazing and existing office build-out. St. James is one of the city's biggest hubs. Alongside Polo Park Shopping Centre comes an abundance of amenities such as restaurants, grocery stores, fast food, and retail.

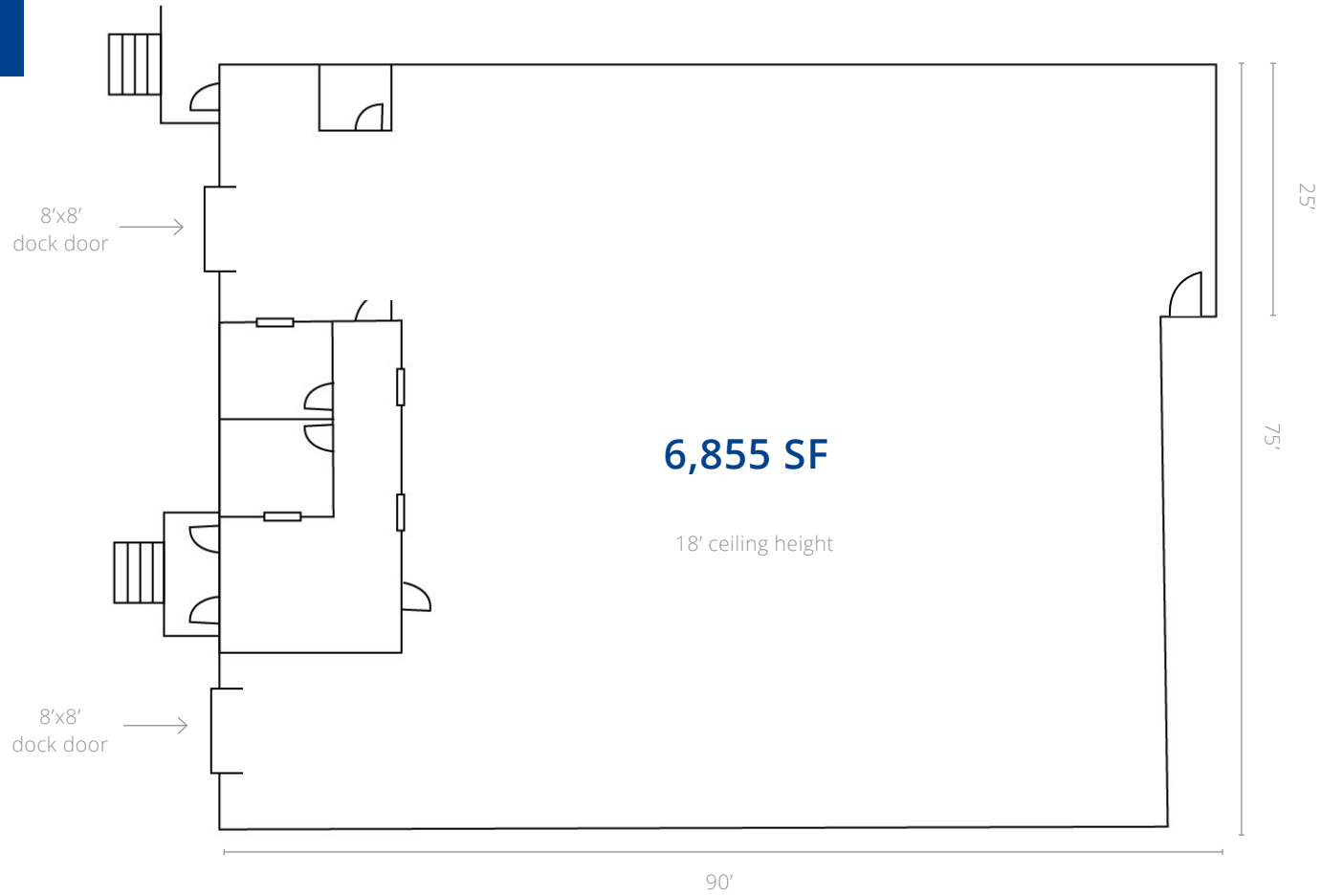
Notre Dame Industrial Square unit for lease:

| | |
|------------------------|-------------------------------------------------------------------------------|
| Unit | 4 - 1361 Border Street |
| Size | 6,855 SF |
| Availability | Immediately |
| Zoning | M2 - Manufacturing general |
| Loading | Two 8' x 8' dock level doors |
| Ceiling Height | 18' clear |
| Lease Rate | \$8.95 |
| Additional Rent | \$5.28 (2026 estimate) plus 5% mgmt fee on gross rent |
| Features | Front reception area, two private offices, front loading and 4 parking stalls |

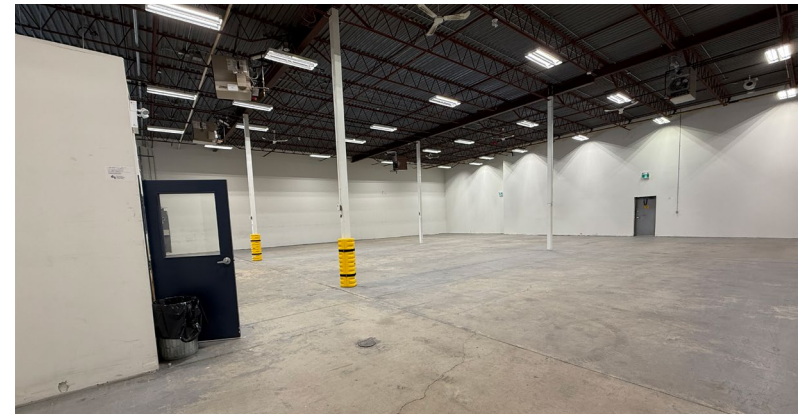




UNIT 4 - 1361



All measurements shown are rough approximations





Colliers

Notre Dame Avenue

Notre Dame Industrial Square

Dublin Avenue

Border Street

St. James Street

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