

INDUSTRIAL SPACE FOR LEASE IN ST. BONIFACE INDUSTRIAL PARK



30 DURAND ROAD

WINNIPEG, MB



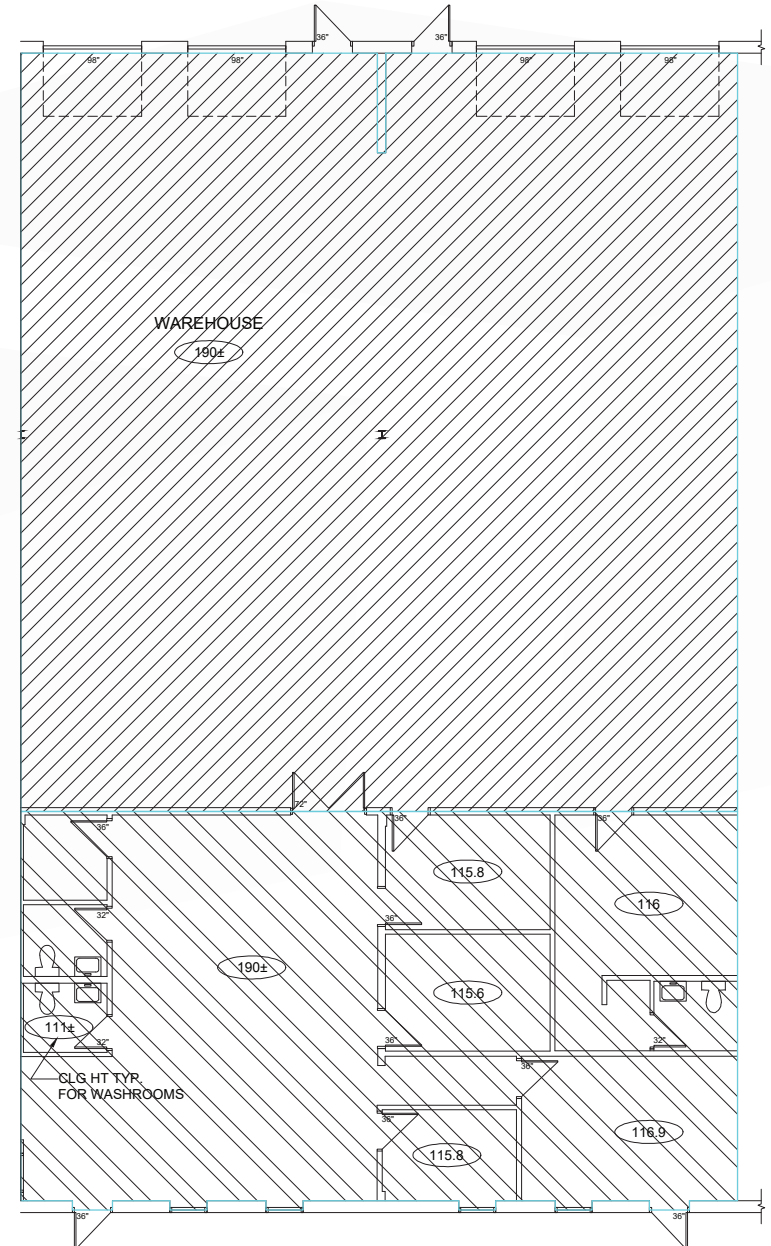
CONTACT

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Services provided by Luke Paulsen Personal Real Estate Corporation

PROPERTY DETAILS

FLOOR PLAN

BUILDING AREA (+/-)	11,760 sq. ft.
AREA AVAILABLE (+/-)	Unit 2: 5,880 sq. ft.
NET RENTAL RATE	\$10.25 per sq. ft.
ADDITIONAL RENT	\$8.45 per sq. ft. <i>(plus admin fee)</i>
LOADING	4 Dock level doors
CLEAR HEIGHT (+/-)	15' 8"
ELECTRICAL	200 Amp, 120/208 Volt, 3 Phase 4 wire
ZONING	M2 Industrial
AVAILABILITY	March 1, 2026



SITE AERIAL



PHOTOS



ST. BONIFACE INDUSTRIAL PARK

St. Boniface Industrial Park is Winnipeg's second largest industrial park, measuring over 700 acres. The Park is strategically located near major transportation routes, including Lagimodiere Boulevard, Dugald Road and Plessis Road. These routes provide easy, quick access to the Perimeter Hwy., Trans-Canada Hwy., and Downtown Winnipeg. The Park is fully serviced by public transportation and extensive nearby retail amenities. Residential density and a diversified workforce is strong, with existing adjacent residential neighbourhoods and new development currently under construction.

Winnipeg's main internal arteries provide immediate access to key regional and national transportation routes, including Trans Canada Highway that runs across Canada from east to west, the Perimeter Highway which allows ease of access around the City as well as Highways 75 and 59, which run south into the U.S. Winnipeg also acts as a gateway to Northern Manitoba via Highways 7, 8, and 9.



DRIVE TIME ANALYSIS



RICHARDSON INT'L AIRPORT
29 minutes



PORTAGE AND MAIN
15 minutes



POLO PARK SHOPPING CENTRE
28 minutes



THE FORKS
14 minutes



PERIMETER HIGHWAY
12 minutes





COMMERCIAL REAL ESTATE
SERVICES INC.

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