



**FLEXIBLE INDUSTRIAL BAY
FOR LEASE**

1525 DUGALD ROAD

Winnipeg, MB

Exclusive opportunity to lease a uniquely positioned property located in the St. Boniface Industrial Park. This property is located along a high traffic through-fare just minutes from Hwy 59 and the Perimeter Highway (Hwy 101).



PROPERTY SUMMARY

LOCATION

Rooted in the St. Boniface Industrial Park, the property is located along a high traffic thoroughfare with traffic volumes of over 40,000 vehicles per day

PARKING

Truck and trailer parking available

HIGHLIGHTS

- At a light controlled intersection
- Tim Horton's location on site

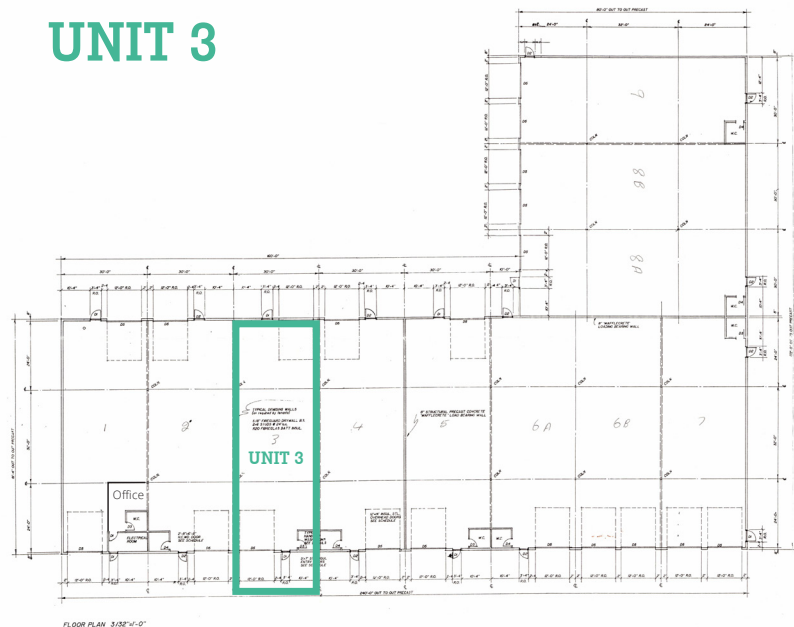
BUILDING FEATURES

- Site area: 4 acres
- Gross building area: 26,760 sf
- Zoning: M1 - Light Industrial
- Power: 200 Amp, 120/208 Volts 3 Phase
- Electrified parking spots available
- Quality tilt up precast insulated concrete with OH doors: 12 ft x 14 ft high
- 6 inch reinforced slab
- Natural gas
- Floor drains
- 15 ft 6 in clear
- 2026 CAM / Tax: \$6.71 psf
- Management fee: 5% of Gross rent

NET RENT

\$13.95 PSF

FLOOR PLAN - UNIT 3



- 2,400 sf
- 2 OH doors
- Doors: 12 ft w X 14 ft h
- Immediate occupancy

**Get more
information**

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