

**AVISON
YOUNG**

OFFICE SPACE
FOR LEASE

976 DUGALD ROAD

MISSION INDUSTRIAL PARK
WINNIPEG, MANITOBA

UNITS AVAILABLE

UNIT A 3,012 SF

UNIT C 3,012 SF



1 CORNER UNIT WITH
EXCELLENT EXPOSURE



SIGNAGE OPPORTUNITY
WEST & SOUTH SIDES



PRIME INDUSTRIAL
LOCATION

976 DUGALD ROAD

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WINNIPEG, MANITOBA

OVERVIEW

976 Dugald Road offers a well-located commercial opportunity in Winnipeg's established Mission Industrial Park, with excellent visibility and convenient access to major transportation routes, including Lagimodière Boulevard, Regent Avenue and Fermor Avenue.

The two spaces available for lease features a versatile mix of office, showroom and warehouse space with reception, private and open office areas, boardroom space and abundant natural light from oversized windows. Ample onsite parking, building signage opportunities and flexibility for separate metering further enhance the property's appeal for a variety of business users.

PROPERTY DETAILS

SITE AREA	23,686 SF
BUILDING AREA	9,075 SF
ZONING	M3 – Manufacturing
CEILING HEIGHT	14 FT
LOADING	8 FT x 10 FT overhead doors
ELECTRICAL SERVICE	120-240 volt 200 amp panel per unit
CONSTRUCTION	Masonry with metal siding, built in 1977
MECHANICAL	Roof top AC with three interior gas furnaces



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WINNIPEG, MB

UNIT A

3,012 SF

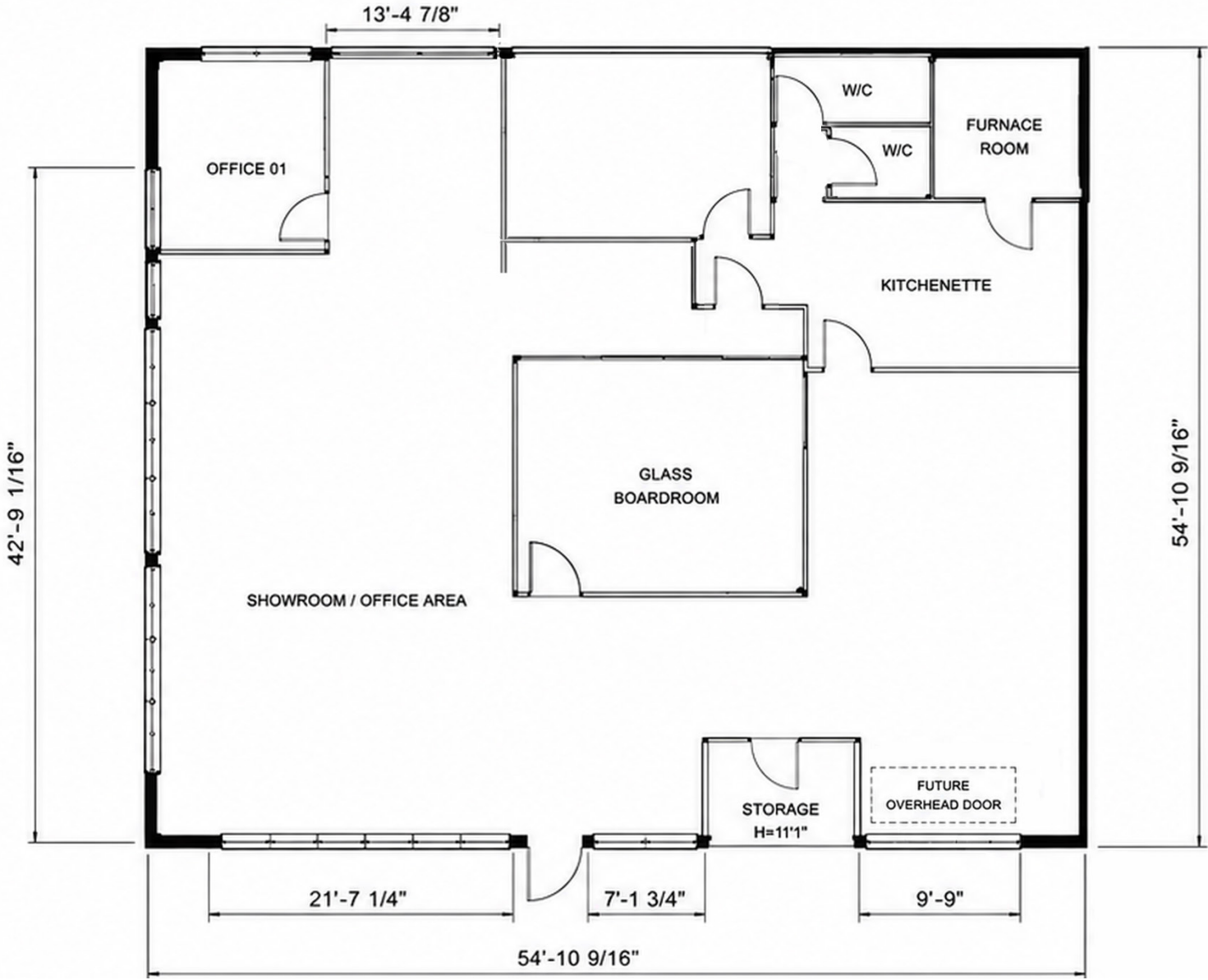
NET RENT
\$16.95 PSF

ADDITIONAL RENT
\$5.35 PSF + 5%
management fee on net rent

UNIT A HIGHLIGHTS

-  BEAUTIFULLY APPOINTED SPACE WITH PREMIUM FINISHES AND DEMOUNTABLE PARTITIONS
-  CENTRAL BOARDROOM
-  PRIVATE OFFICE
-  KITCHEN
-  TWO WASHROOMS
-  FUTURE OVERHEAD DOOR
-  HIGH-EXPOSURE LOCATION WITH AMPLE ON-SITE PARKING

FLOOR PLAN

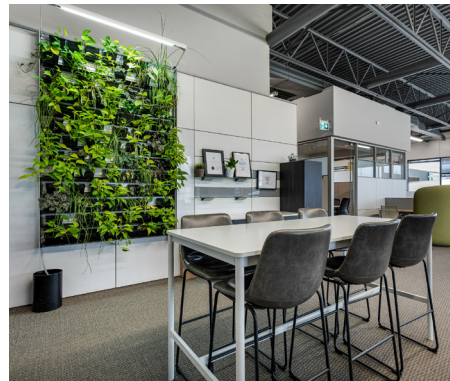


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UNIT A - INTERIOR GALLERY

Bright, contemporary and professionally finished, Unit A combines open work areas with a private office, glass-enclosed boardroom and kitchenette. Expansive windows bring abundant natural light throughout the space, while modern finishes and exposed ceilings create a polished, flexible environment suited to a range of professional office users.



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UNIT C

3,012 SF

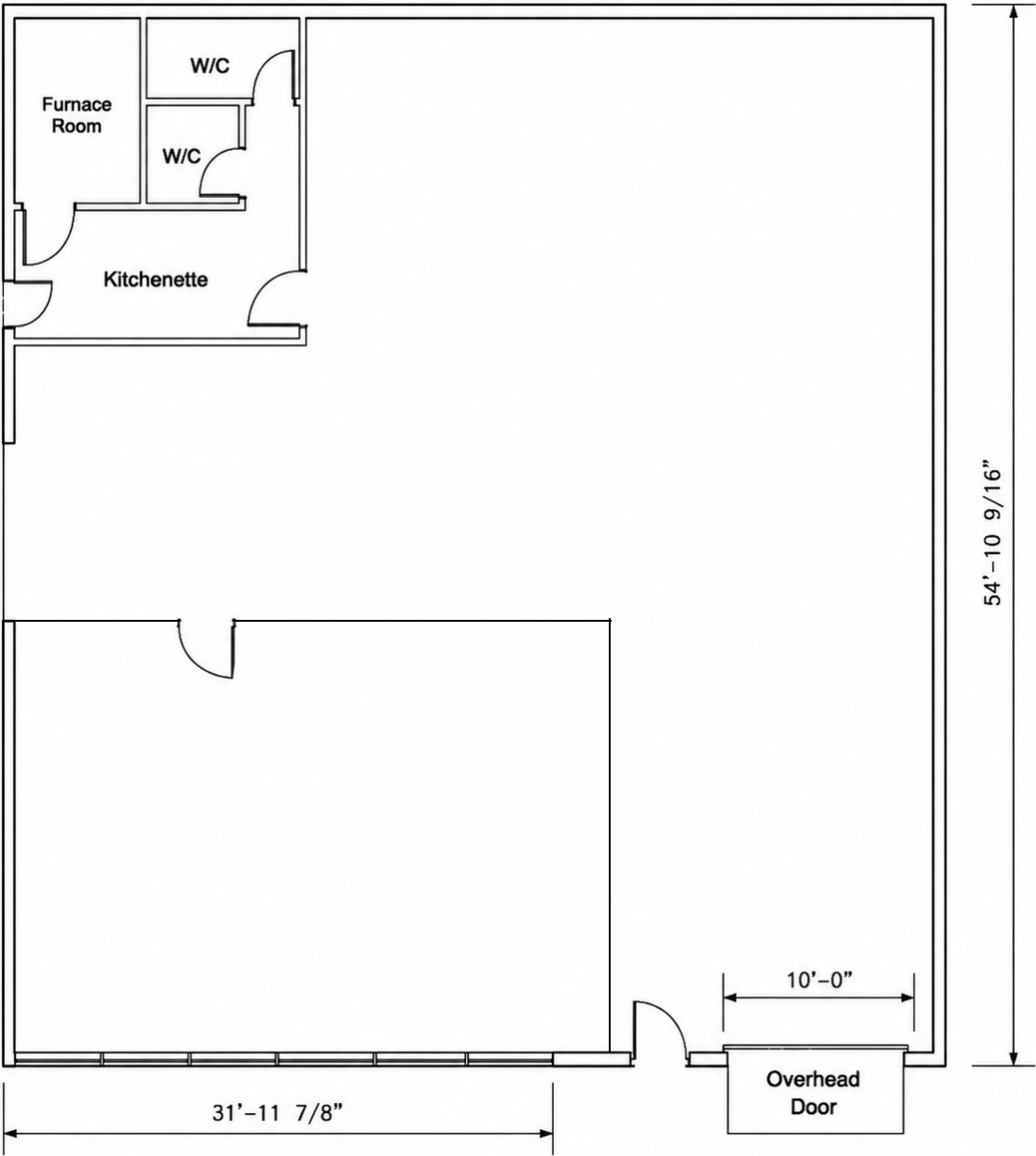
NET RENT
\$15.95 PSF

ADDITIONAL RENT
\$5.35 PSF + 5%
management fee on net rent

UNIT C HIGHLIGHTS

-  FLEXIBLE SHOWROOM OR CLASSROOM SPACE WITH A LARGE ENCLOSED TRAINING ROOM / SHOWROOM
-  OVERHEAD DOOR
-  KITCHENETTE
-  TWO WASHROOMS
-  FULLY AIR-CONDITIONED
-  BRIGHT WINDOWS
-  AMPLE ON-SITE PARKING
-  CLOSE TO DOWNTOWN AND LAGIMODIERE BOULEVARD

FLOOR PLAN

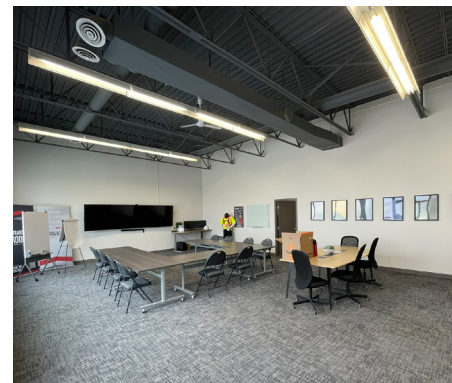
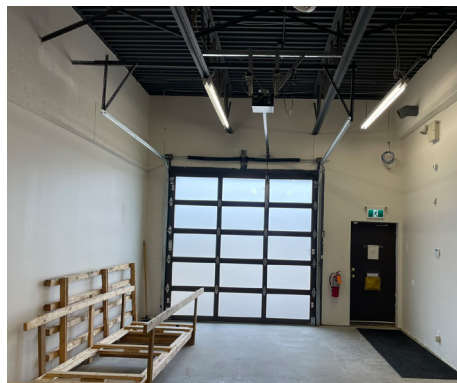
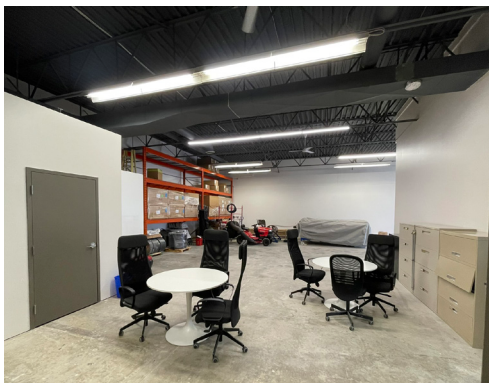


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UNIT C - INTERIOR GALLERY

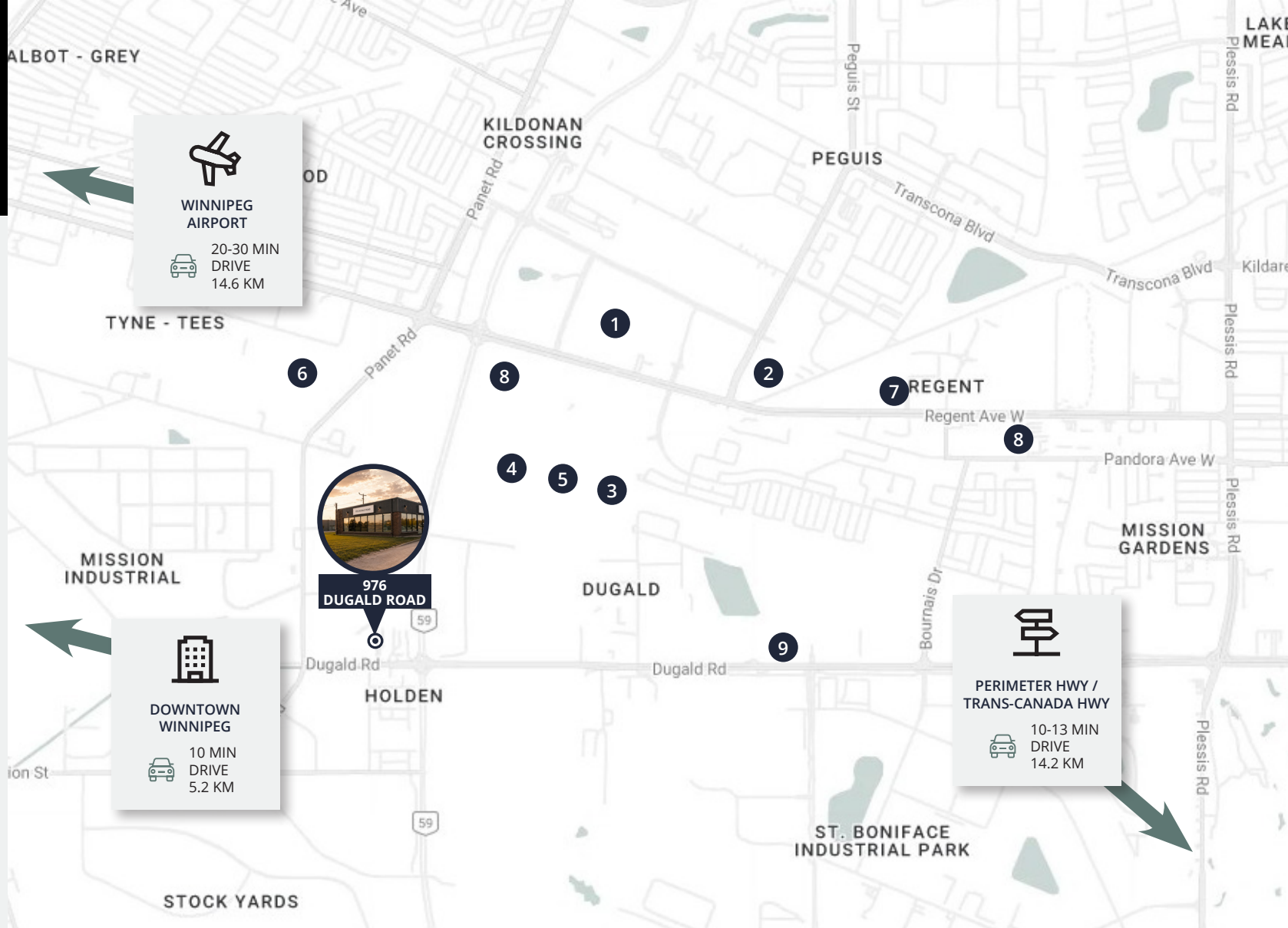
A versatile combination of finished office and open flex space, well suited to businesses requiring both professional workspace and functional back-of-house area. The unit features open office and meeting areas, a kitchenette, washrooms and exposed ceilings, along with flexible open space and convenient overhead door access.



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NEARBY AMENITIES & MAJOR BUSINESSES

- 1** KILDONAN PLACE Shopping Centre 
- 2** COSTCO Wholesale 
- 3** WALMART SUPERCENTRE 
- 4** THE HOME DEPOT 
- 5** REAL CANADIAN SUPERSTORE 
- 6** PRINCESS AUTO 
- 7** CLUB REGENT CASINO 
- 8** RED RIVER CO-OP 
- 9** TERRACON BUSINESS PARK 



STRATEGIC LOCATION
In Winnipeg's established Mission Industrial Park



EXCELLENT ACCESS
Quick connections to Lagimodiere Blvd., Regent Ave and Fermor Ave



HIGH VISIBILITY
Exposure to Dugald Road with convenient access for clients and staff



BUSINESS FRIENDLY
Surrounded by major retail, service and industrial amenities

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**AVISON
YOUNG**

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