



1393-1349 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.

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# 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 units for lease:



<b>Unit</b>	2 - 1349 Border Street
<b>Size</b>	7,583 SF
<b>Availability</b>	August 1, 2025
<b>Zoning</b>	M2 - Manufacturing general
<b>Loading</b>	8' x 8' dock level door
<b>Ceiling Height</b>	17' in warehouse
<b>Lease Rate</b>	\$8.75/SF
<b>Additional Rent</b>	\$4.76 plus 5% mgmt fee on gross rent
<b>Features</b>	Entrance, private office, boardroom, large open work area, 2 bathrooms, closet/utility room, kitchen area, warehouse.

<b>Unit</b>	4 - 1361 Border Street
<b>Size</b>	6,855 SF
<b>Availability</b>	October 1, 2025
<b>Zoning</b>	M2 - Manufacturing general
<b>Loading</b>	Two 8' x 8' dock level doors
<b>Ceiling Height</b>	18' clear
<b>Lease Rate</b>	\$8.95
<b>Additional Rent</b>	\$4.76 plus 5% mgmt fee on gross rent
<b>Features</b>	Front reception area, two private offices, front loading and 4 parking stalls

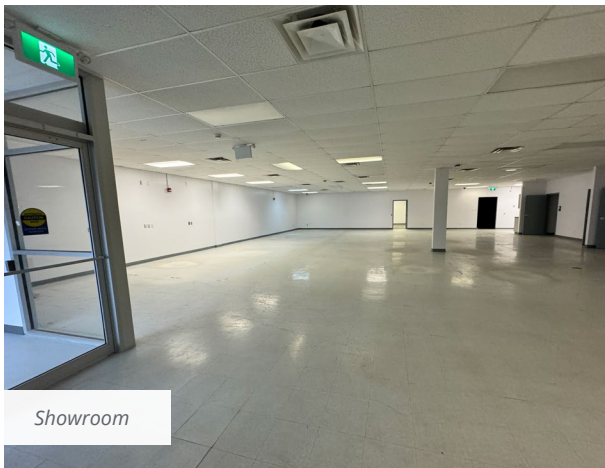
UNIT 2 - 1349



Warehouse



Office space

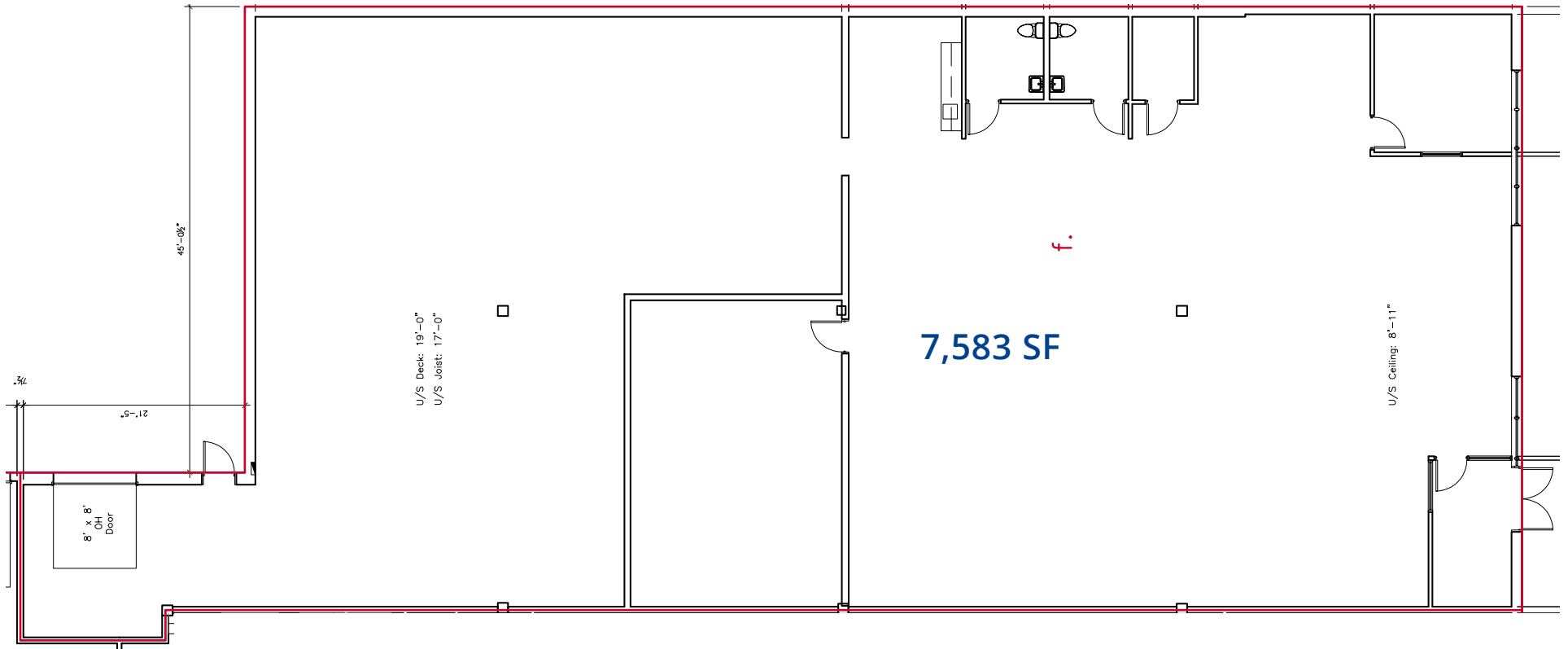


Showroom



Rear parking/loading

# UNIT 2 - 1349



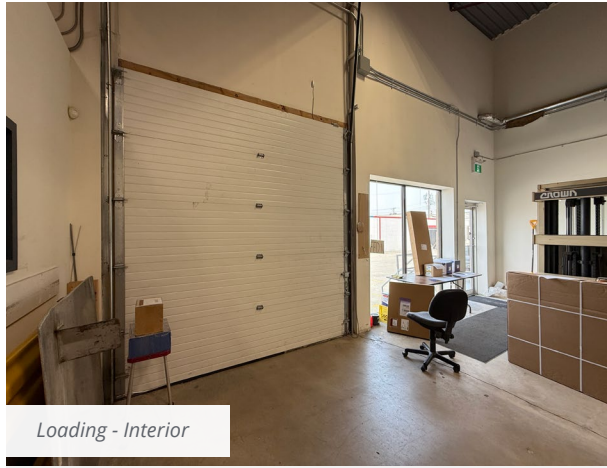
*All measurements shown are rough approximations*



UNIT 4 - 1361



Exterior



Loading - Interior



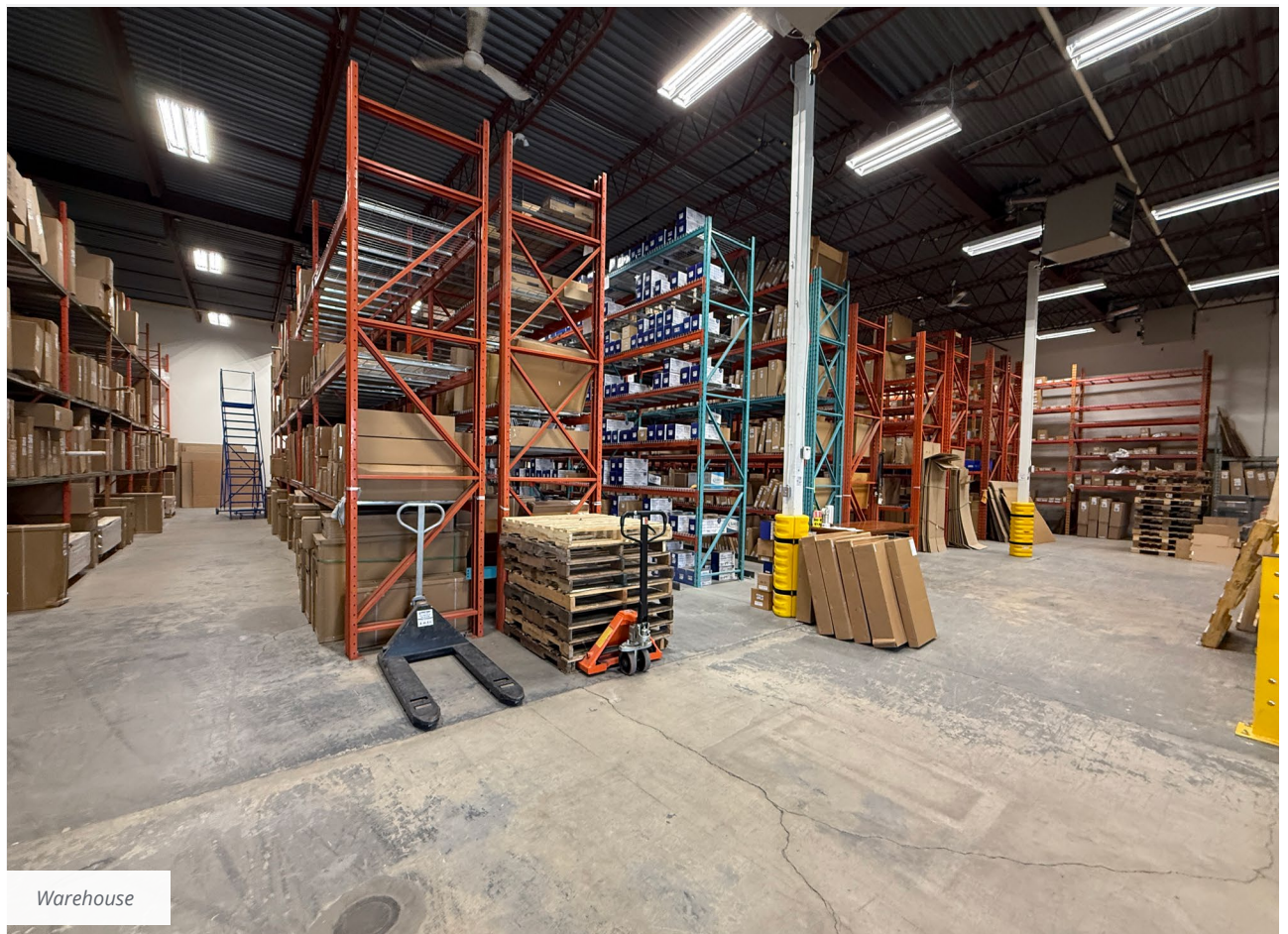
Private Office



Office Area

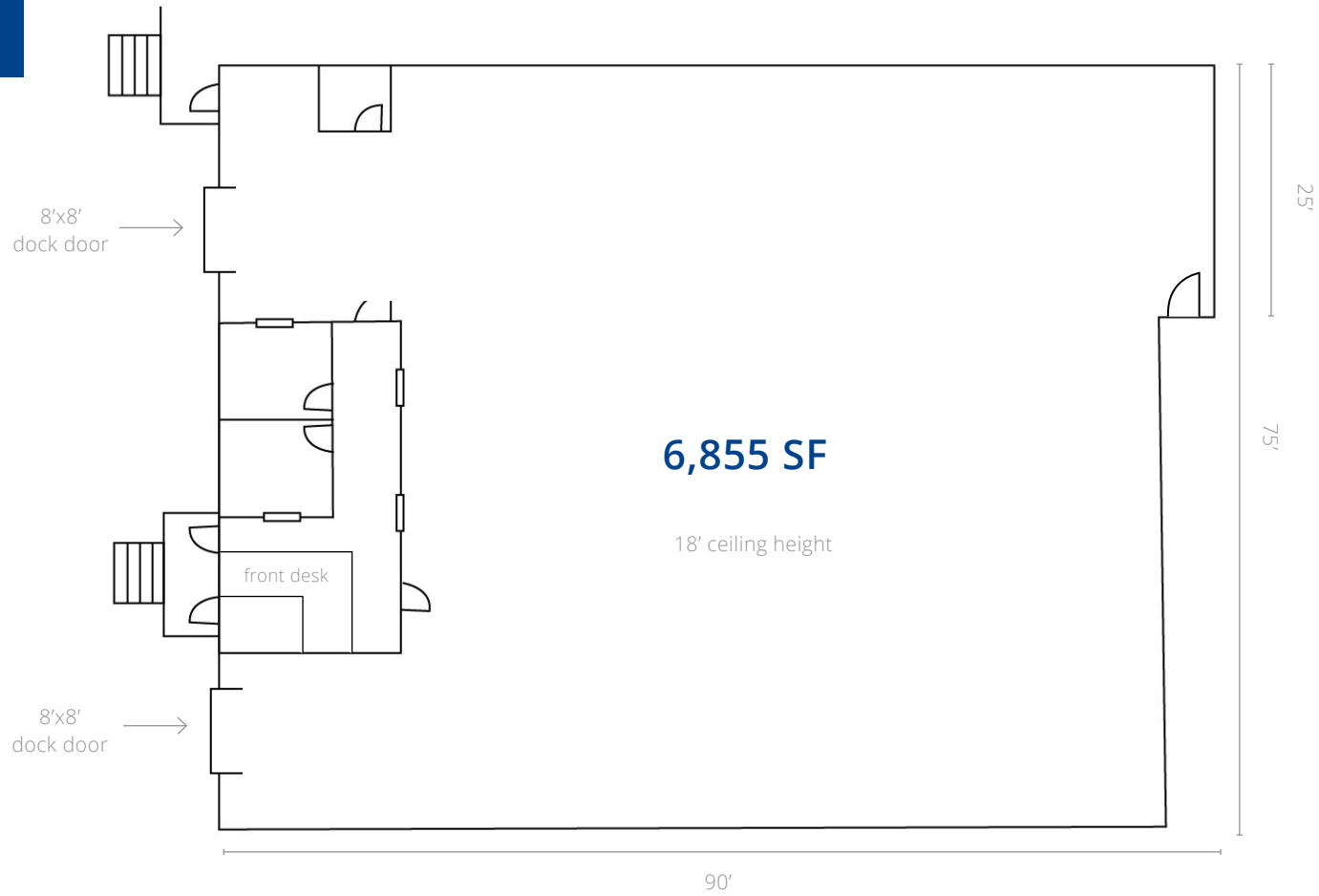


Warehouse



Warehouse

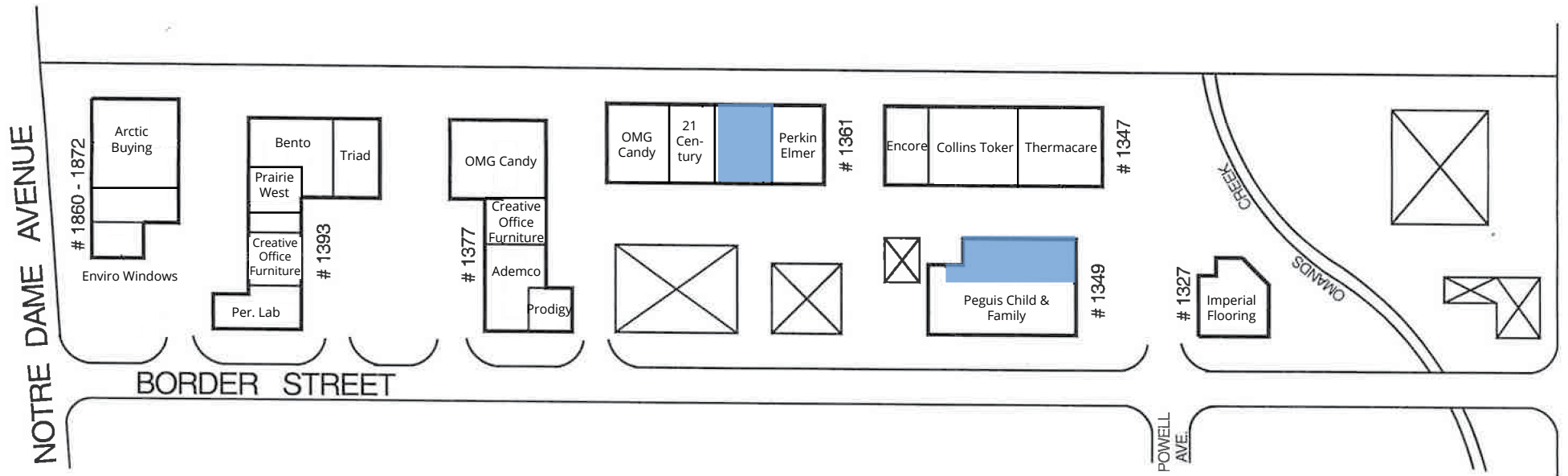
UNIT 4 - 1361



*All measurements shown are rough approximations*



# Site Plan





Notre Dame Avenue

Notre Dame Industrial Square

Dublin Avenue

Border Street

St. James Street

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