

WAREHOUSE SPACE FOR LEASE



1681 Dublin Avenue

WINNIPEG, MB



PROPERTY DETAILS

BUILDING AREA (+/-)	21,875 sq. ft.
AREA AVAILABLE (+/-)	2,000 sq. ft.
NET RENTAL RATE	\$10.95 per sq. ft.
ADDITIONAL RENT	\$6.57 per sq. ft. <i>(plus mgmt. fee of 4% of Gross Rent)</i>
LOADING	1 dock loading door
CLEAR HEIGHT (+/-)	18 ft.
ELECTRICAL	200 amp, 120/208 volt, 3 phase
ZONING	M2 - Industrial
AVAILABILITY	Immediately

PROPERTY HIGHLIGHTS

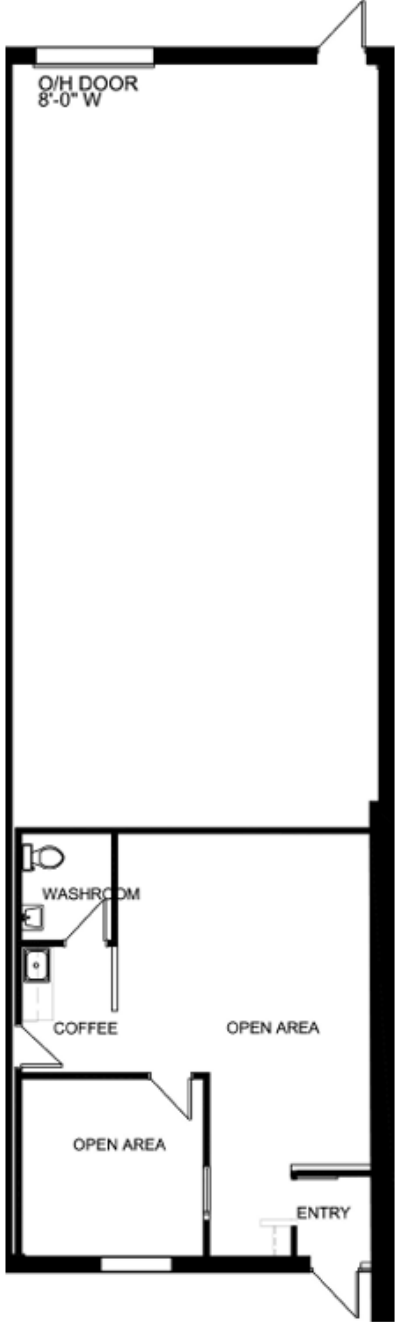
- End-cap unit
- Located in the St. James Industrial Park
- Easy access to major transportation routes
- In close proximity to Winnipeg James Armstrong Richardson International Airport and CF Polo Park



SITE AERIAL



FLOOR PLAN



PROPERTY PHOTOGRAPHS



CENTREPORT CANADA

CN RAIL LINE

CP RAIL LINE

Industrial Manufacturing & Logistics

CentrePort Canada Rail Park

Strategic Development

Future Residential

CP RAIL LINE

MURRAY IND.

BROOKPORT BUS. PK.

BROOKSIDE BUS. PK.

NORTH INKSTER IND.

INKSBROOK IND. PK.

NORTHWEST BUS. PK.

INKSTER IND. PK.

INKSTER BOULEVARD

OAK POINT IND.

BROOKSIDE IND. PK.

WESTON SHOPS

RRC POLYTECH

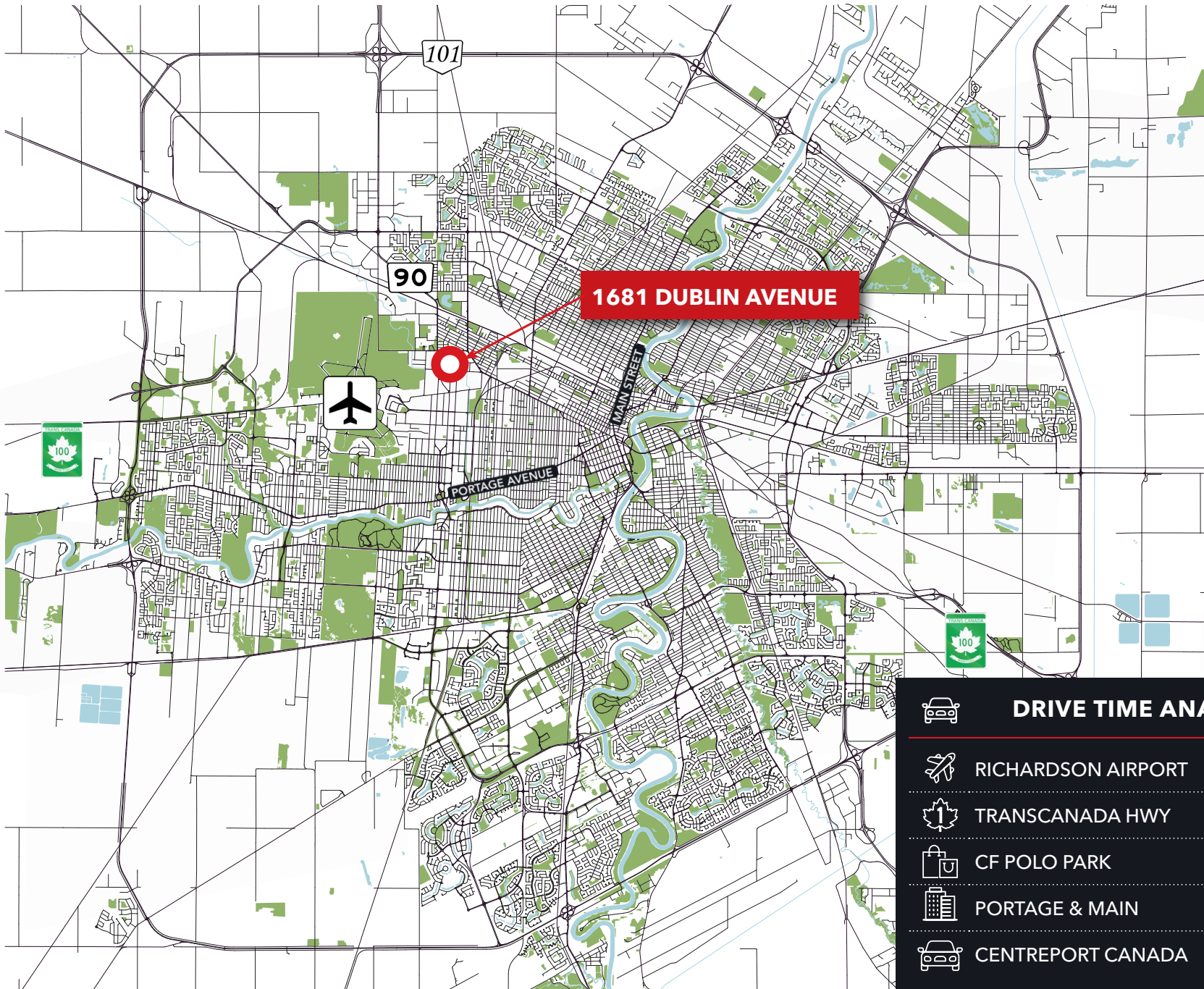
WINNIPEG RICHARDSON INTERNATIONAL AIRPORT

OMAND'S CREEK IND.

ST. JAMES IND.

POLO PARK

LOCATION OVERVIEW



1681 DUBLIN AVENUE

DRIVE TIME ANALYSIS		
	RICHARDSON AIRPORT	6 min. / 2.6 km
	TRANSCANADA HWY	13 min. / 4.1 km
	CF POLO PARK	10 min. / 3.4 km
	PORTAGE & MAIN	24 min. / 7.6 km
	CENTREPORT CANADA	11 min. / 4.8 km



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