

**AVISON
YOUNG**

Omand's Creek Industrial

Prime Industrial Fabrication Machine Shop

For Sublease

2309 Logan Avenue
Winnipeg, MB



Carter Russell

Associate
204 807 1090
carter.russell@avisonyoung.com

Tom Snowdon

Senior Associate
204 218 6645
tom.snowdon@avisonyoung.com



Platinum
member

Property overview

2309 Logan Avenue, Winnipeg, MB



Property overview

Address	2309 Logan Avenue
Land size	28,519 sf
Space available	11,771 sf
Zoning	M2 Zoning
Warehouse/ Office space	• 10,720 +/- sf warehouse • 1,051 +/- sf air-conditioned office/mezzanine with kitchenette and breakroom
Headlease	Expires April 2028
Electrical	4 wire 3 phase 1000 amp
Visibility	Direct exposure along Logan Avenue
Signage	Signage on building
Parking	18 stalls - additional stalls available

Area highlights

- Omand's Creek Industrial area is one of Winnipeg's most established industrial districts, strategically located west of Route 90 (Kenaston Boulevard) between Dublin Avenue and Saskatchewan Avenue, providing excellent connectivity to major transportation corridors
- Well-served by Winnipeg Transit
- Nearby amenities include, CF Polo Park retail district, Costco , Home Depot, Tim Hortons, Starbucks and numerous others
- Daily traffic count of over 30,000 vehicles on Oak point highway , 2 minutes away
- Convenient industrial node close to Winnipeg James Armstrong Richardson International Airport and CentrePort Canada

Net lease starting at: \$8.56 psf

Operational - completely carefree net lease

**Get more
information**

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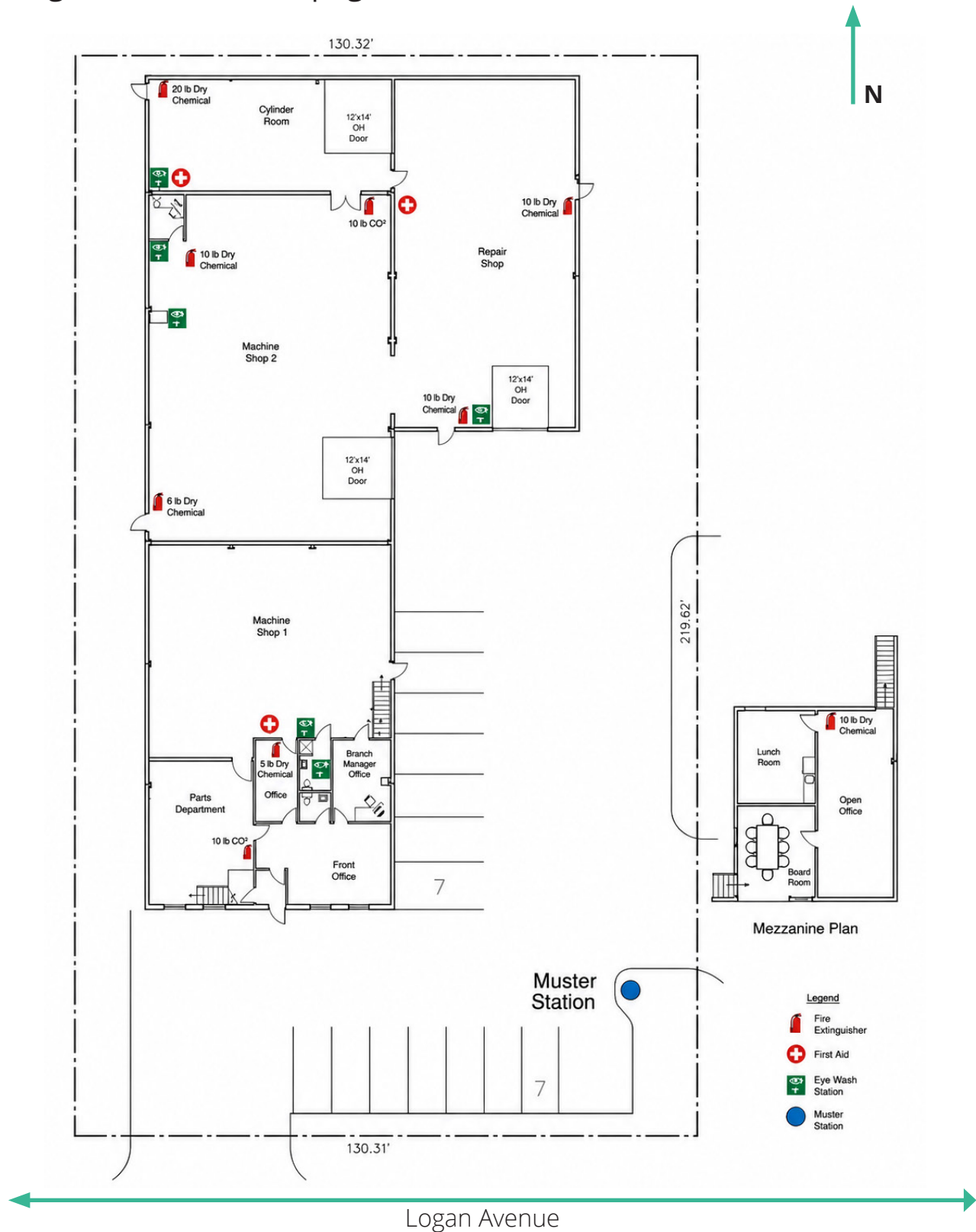
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Floor plan

2309 Logan Avenue, Winnipeg, MB



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Interior Images

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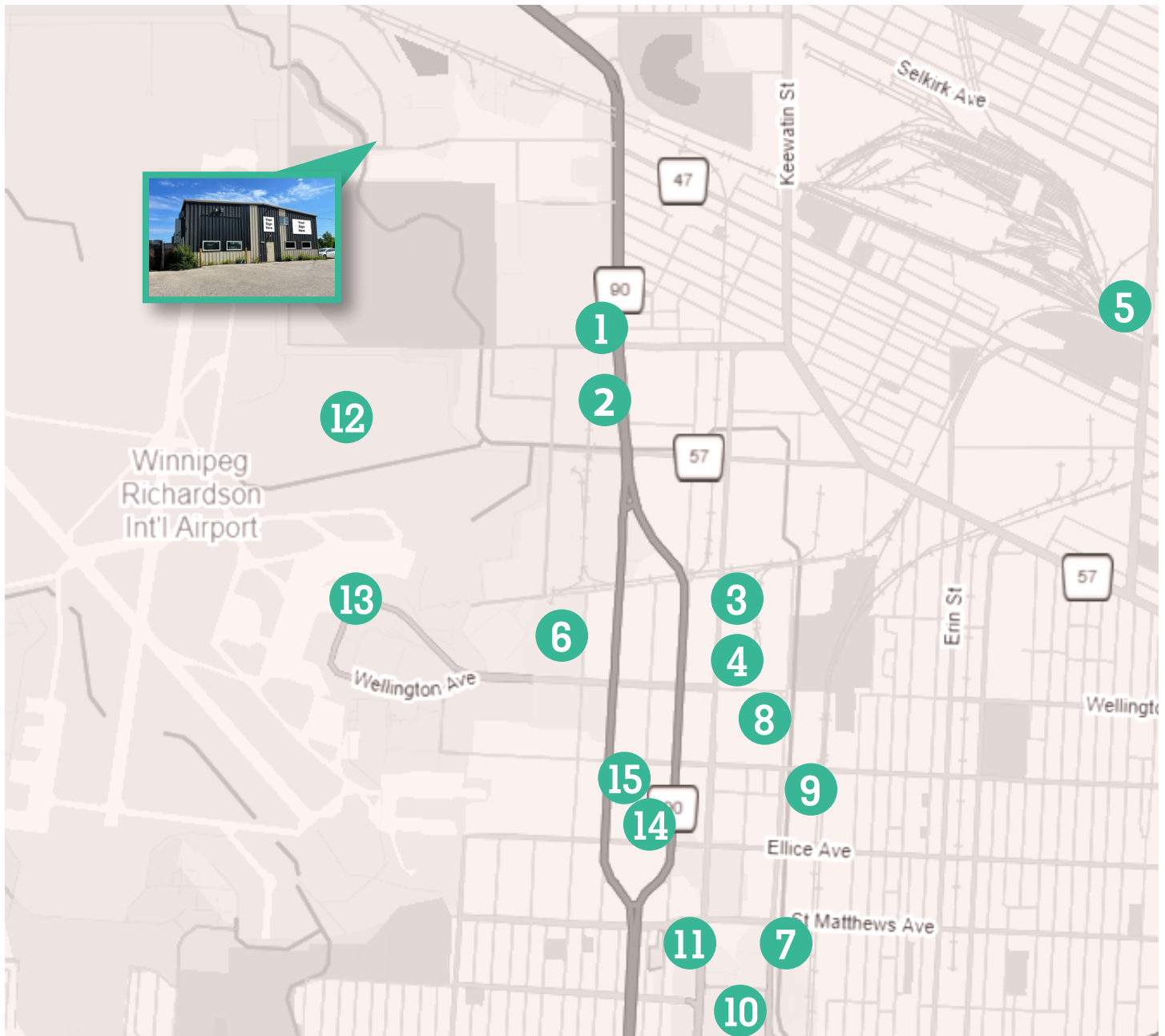
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Location

2309 Logan Avenue, Winnipeg, MB

1	A&W Canada	6	Crazy 8 Billiards	11	Save - On - Foods
2	McDonald's	7	The Home Depot	12	Winnipeg airport
3	Costco	8	Real Canadian Superstore	13	The Blue Marble
4	Wayback Burgers	9	Walmart	14	Wholesale Club
5	McPhillips Station Casino	10	Polo Park	15	Tavern on King Edward



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