

INDUSTRIAL SPACE FOR LEASE IN ST. BONIFACE INDUSTRIAL PARK



30 DURAND ROAD

WINNIPEG, MB



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Services provided by Luke Paulsen Personal Real Estate Corporation

PROPERTY DETAILS

BUILDING AREA (+/-) 11,760 sq. ft.

AREA AVAILABLE (+/-) Unit 2: 5,880 sq. ft.
**Potential to be demised to 2,940 sq. ft.*

NET RENTAL RATE \$10.25 per sq. ft.

ADDITIONAL RENT \$8.45 per sq. ft.

LOADING 4 Dock level doors

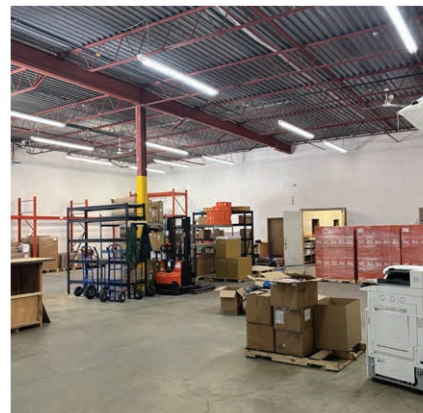
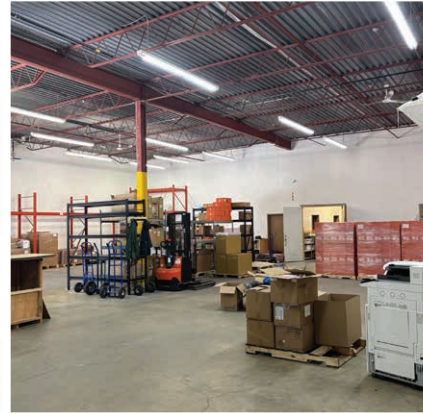
CLEAR HEIGHT (+/-) 15' 8"

ELECTRICAL 200 Amp, 120/208 Volt, 3 Phase 4 wire

ZONING M2 Industrial

AVAILABILITY Immediately

PHOTOS

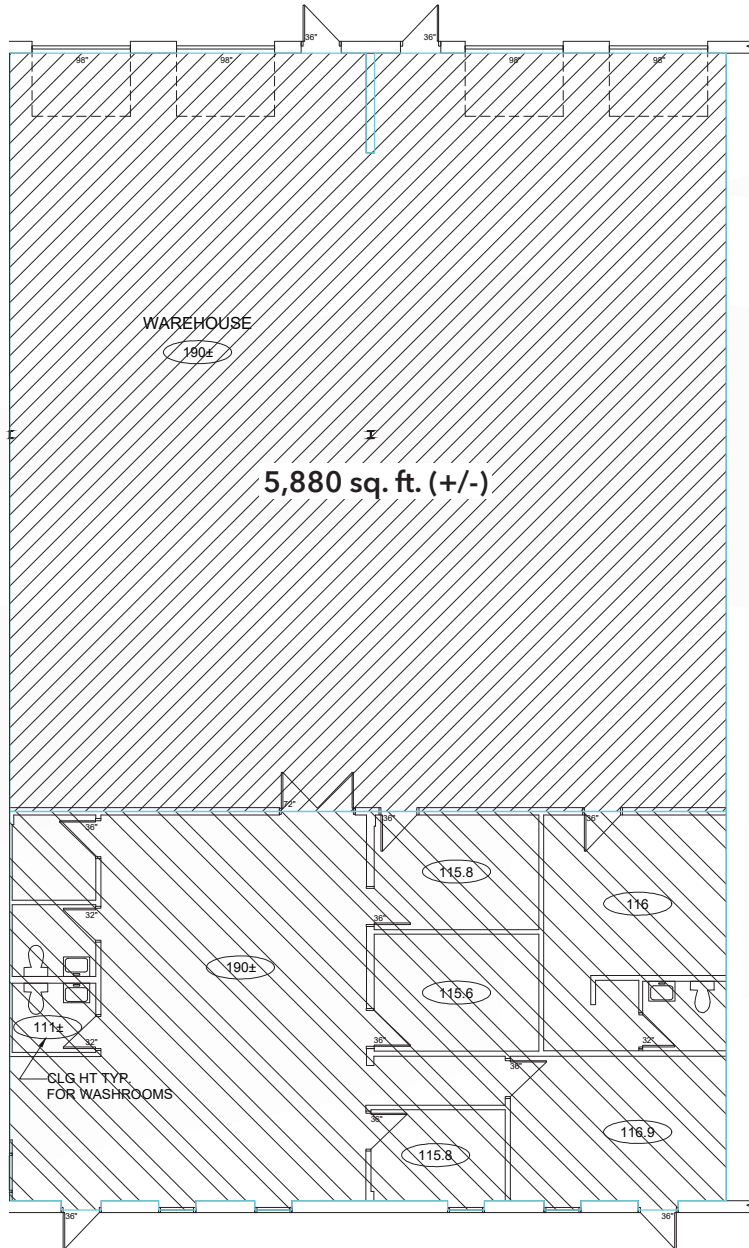


SITE AERIAL

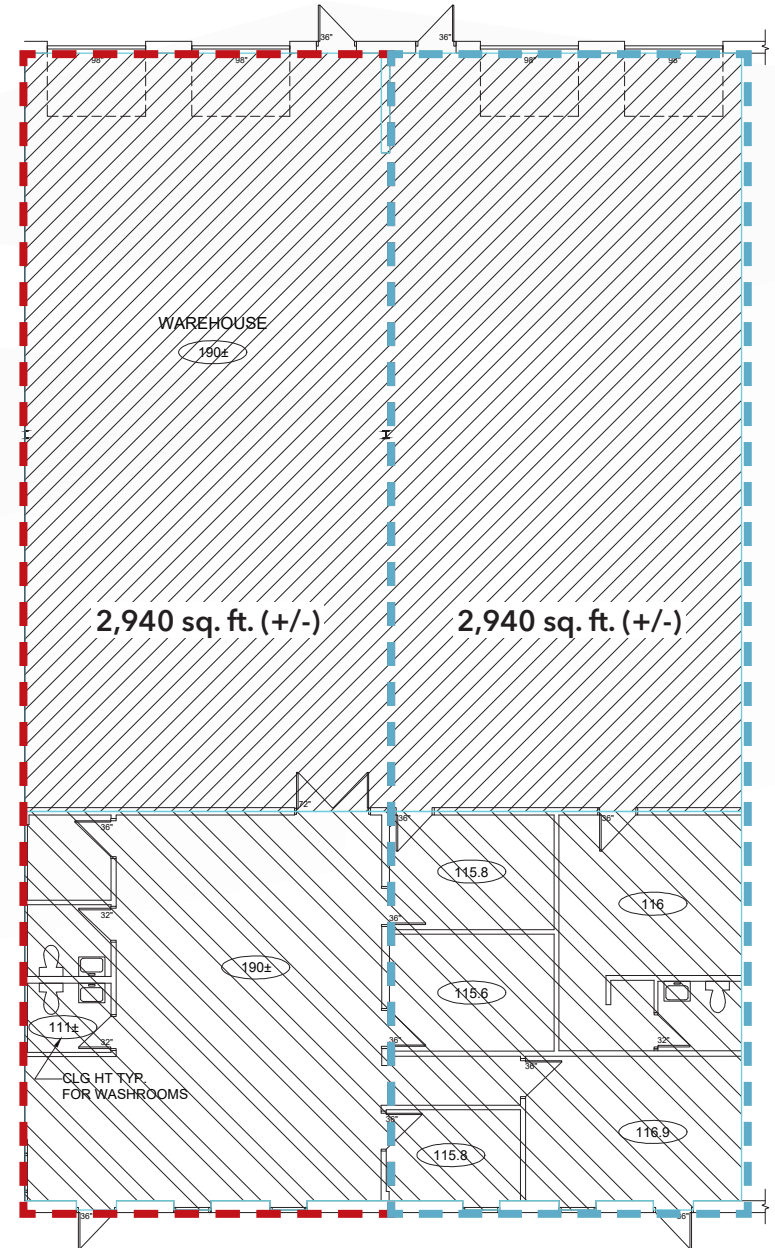


FLOOR PLAN

CURRENT



POTENTIAL DEMISING OPTION



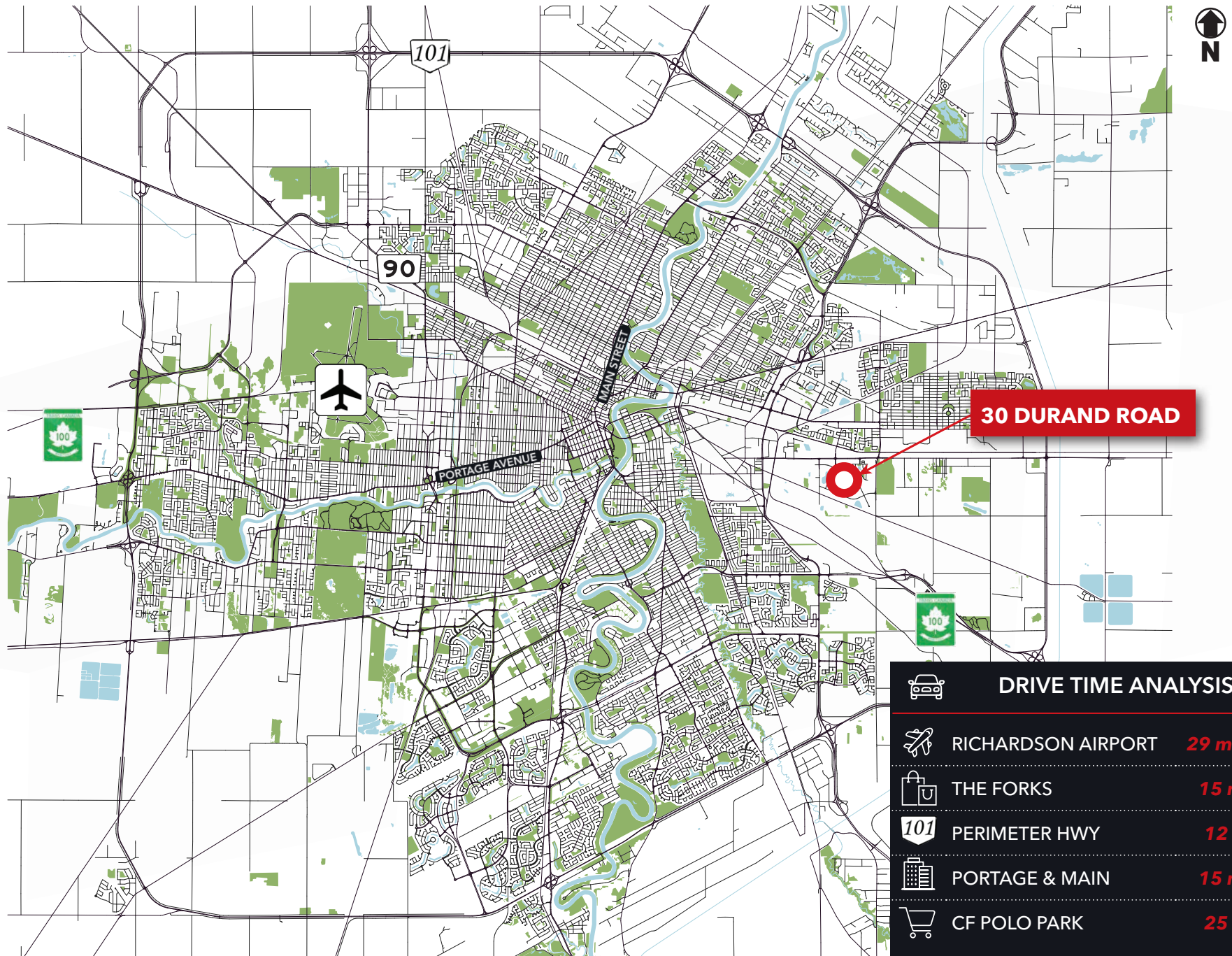
ST. BONIFACE INDUSTRIAL PARK







St. Boniface Industrial Park is Winnipeg's second largest industrial park, measuring over 700 acres. The Park is strategically located near major transportation routes, including Lagimodiere Boulevard, Dugald Road and Plessis Road. These routes provide easy, quick access to the Perimeter Hwy., Trans-Canada Hwy., and Downtown Winnipeg. The Park is fully serviced by public transportation and extensive nearby retail amenities. Residential density and a diversified workforce is strong, with existing adjacent residential neighbourhoods and new development currently under construction.

Winnipeg's main internal arteries provide immediate access to key regional and national transportation routes, including Trans Canada Highway that runs across Canada from east to west, the Perimeter Highway which allows ease of access around the City as well as Highways 75 and 59, which run south into the U.S. Winnipeg also acts as a gateway to Northern Manitoba via Highways 7, 8, and 9.



LOCATION OVERVIEW



	DRIVE TIME ANALYSIS	
	RICHARDSON AIRPORT	29 min. / 16.1 km
	THE FORKS	15 min. / 8.6 km
	PERIMETER HWY	12 min. / 14 km
	PORTAGE & MAIN	15 min. / 8.6 km
	CF POLO PARK	25 min. / 14 km



COMMERCIAL REAL ESTATE
SERVICES INC.



Contact

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