

WAREHOUSE SPACE FOR LEASE



1717 Dublin Avenue

WINNIPEG, MB



LUKE PAULSEN, Vice President, Sales & Leasing
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Services provided by Luke Paulsen Personal Real Estate Corporation

PROPERTY DETAILS

BUILDING AREA (+/-)	30,405 sq. ft.
AREA AVAILABLE (+/-)	Unit 2B: 2,478 sq. ft.
NET RENTAL RATE	\$10.95 per sq. ft.
ADDITIONAL RENT	\$6.69 per sq. ft.
CEILING HEIGHT (+/-)	14'
ZONING	M2 - Industrial
LOADING	1 Grade-level loading door
ELECTRICAL	100 amp, 120/208 Volt, 3 Phase
AVAILABILITY	Immediately

PROPERTY HIGHLIGHTS

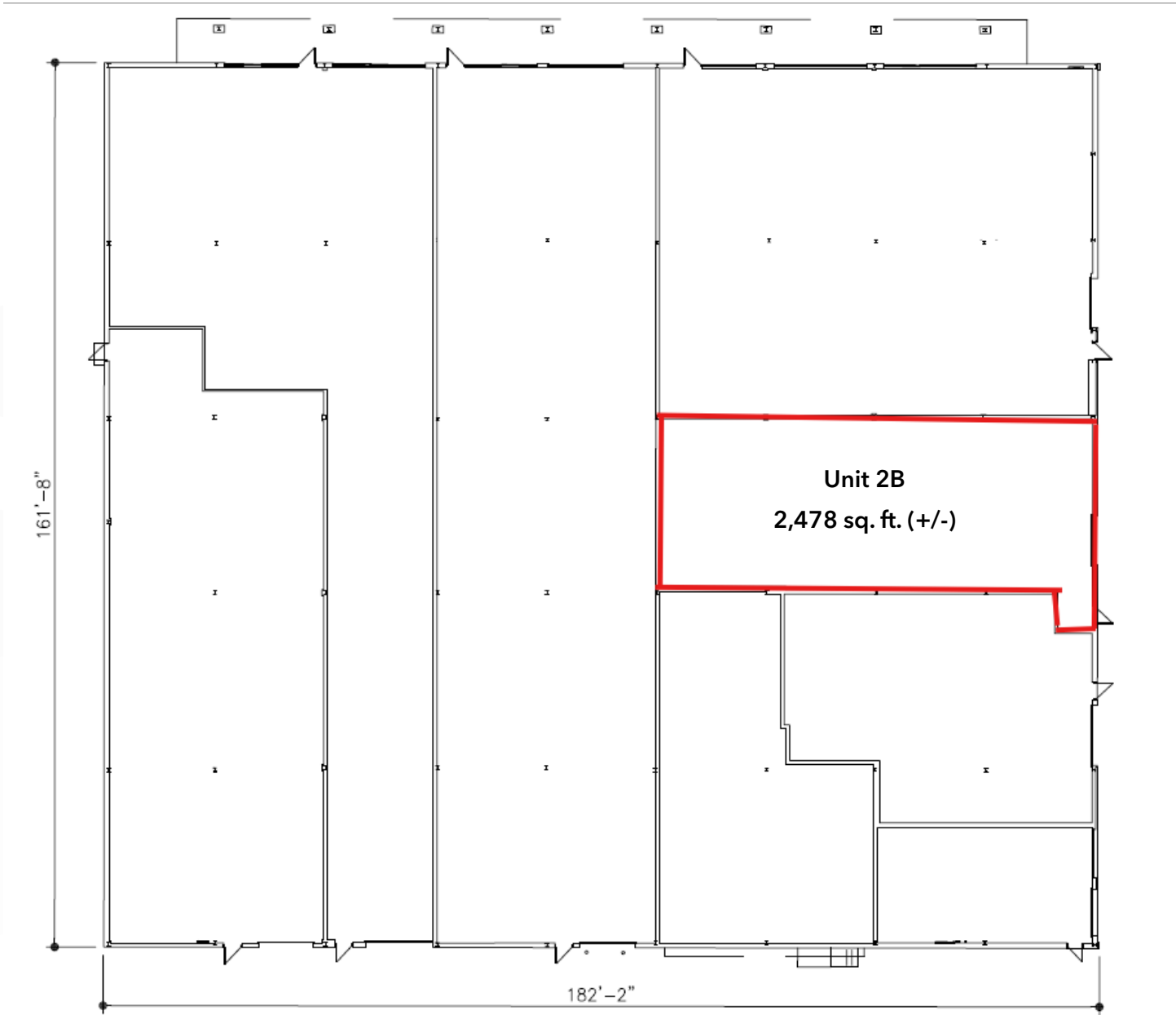
- Located in the St. James Industrial Park
- Easy access to major transportation routes
- Located in close proximity to the amenities of CF Polo Park Shopping Centre, the St. James retail node, and the Winnipeg James Armstrong Richardson International Airport



SITE AERIAL



FLOOR PLAN



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.



WINNIPEG
RICHARDSON
INTERNATIONAL AIRPORT



INKSTER BOULEVARD



LOCATION AERIAL



LOCATION OVERVIEW



Contact

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