

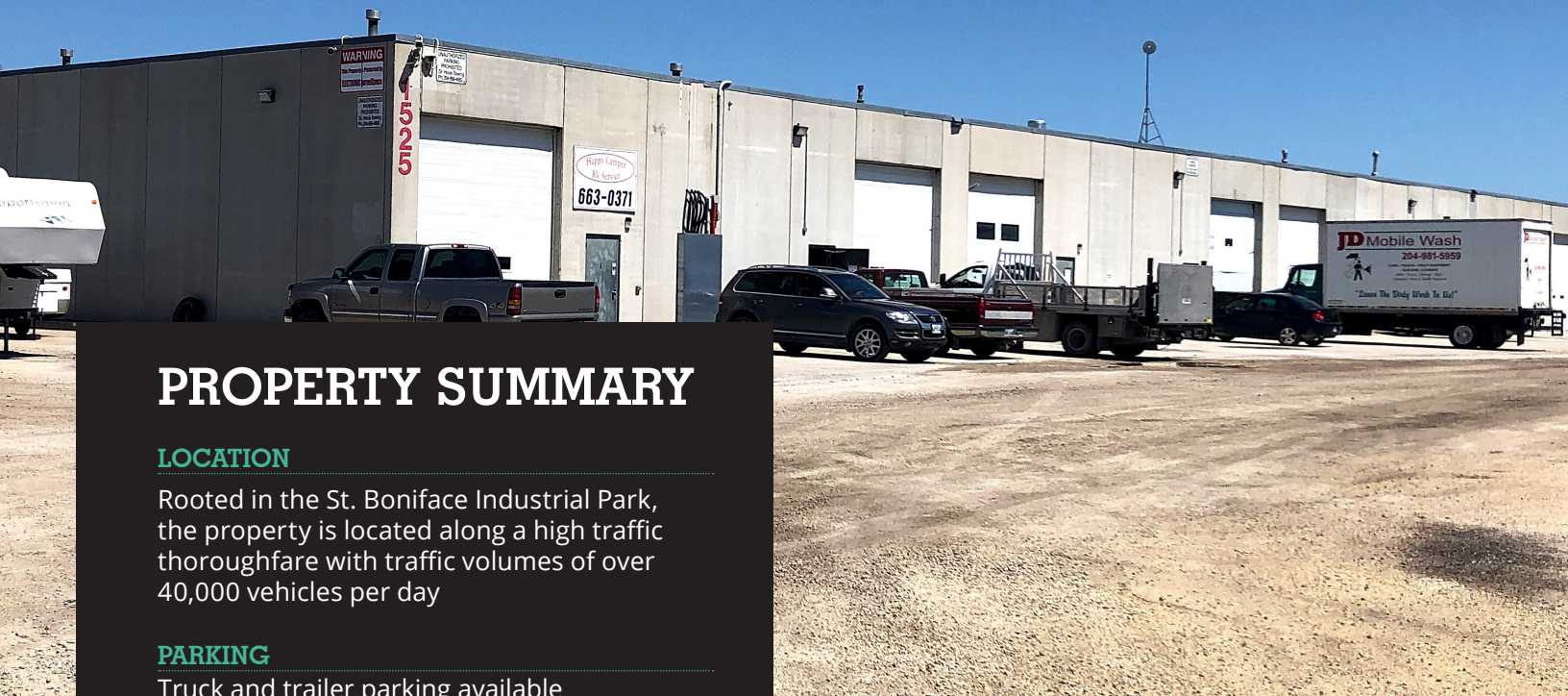


**FLEXIBLE INDUSTRIAL BAYS
FOR LEASE**

1525 DUGALD ROAD

Winnipeg, MB

Exclusive opportunity to lease a uniquely positioned property located in the St. Boniface Industrial Park. This property is located along a high traffic through-fare just minutes from Route 90 and the Perimeter Highway.



PROPERTY SUMMARY

LOCATION

Rooted in the St. Boniface Industrial Park, the property is located along a high traffic thoroughfare with traffic volumes of over 40,000 vehicles per day

PARKING

Truck and trailer parking available

ZONING

M1 - Light Industrial

HIGHLIGHTS

- Owner user or investment property long term
- Busy Tim Horton's location, one of only a couple restaurants servicing the area

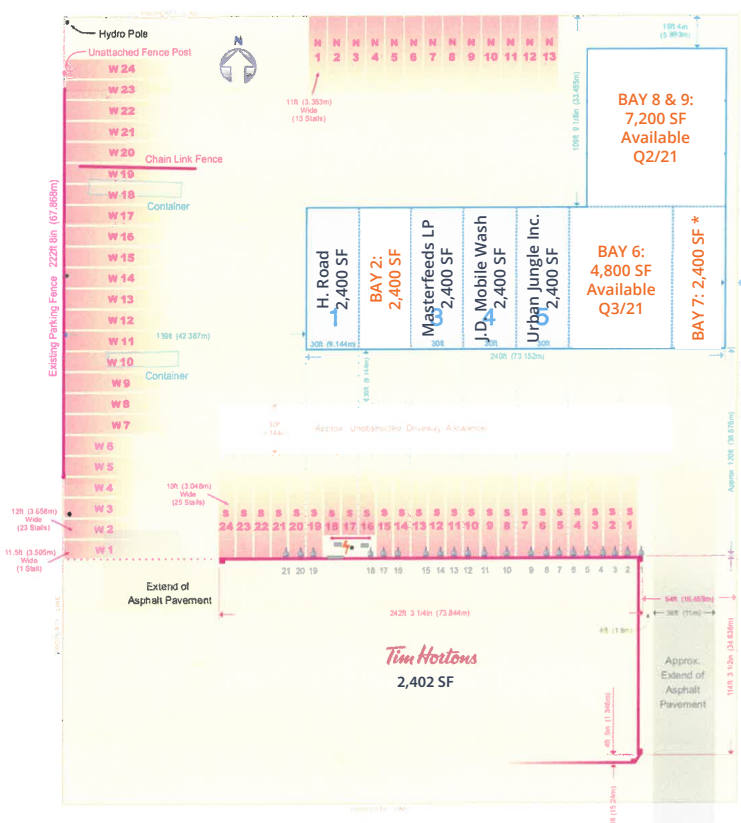
BUILDING FEATURES

- Site area: 4 acres
- Gross building area: 26,760 sf
- Built in 1987
- Potential building availability of 6 of 11 units of approximately 2,400 sf each a total potential of 14,400 sf
- 800 AMP 3 phase in industrial building an additional 300 AMP can be added
- 400 AMP for outside parking stalls
- Surveillance camera/LED lighting cameras
- Quality tilt up precast insulated concrete with 20 OH doors: 12 ft x 14 ft high
- 6 inch reinforced slab
- 15 ft 6 in clear
- CAM / Tax: \$5.00 (2021 est)

NET RENT

\$10.50 - 11.50 PSF

SITE PLAN

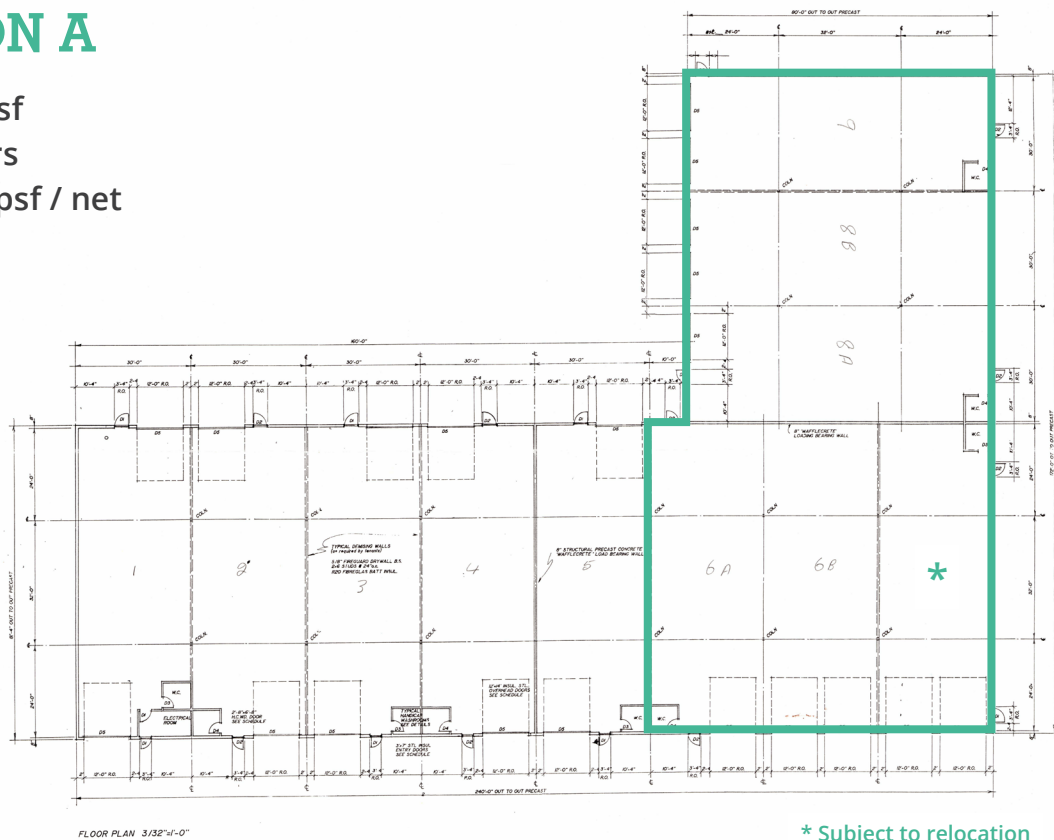


* Subject to relocation



FLOOR PLAN: OPTION A

- 14,400 sf
- 10 doors
- \$10.50 psf / net



* Subject to relocation
of 2,400 SF



HOUSEHOLDS

Over 4,000 households within a 5 min. drive



AMENITIES

Regent and Rte 90 shopping node is just minutes away



PARKING

Ample parking available for employees and patrons



EMPLOYMENT

Over 92% of people within a 5 min. drive are employed



POPULATION

Over 12,000 people live within a 5 min. drive



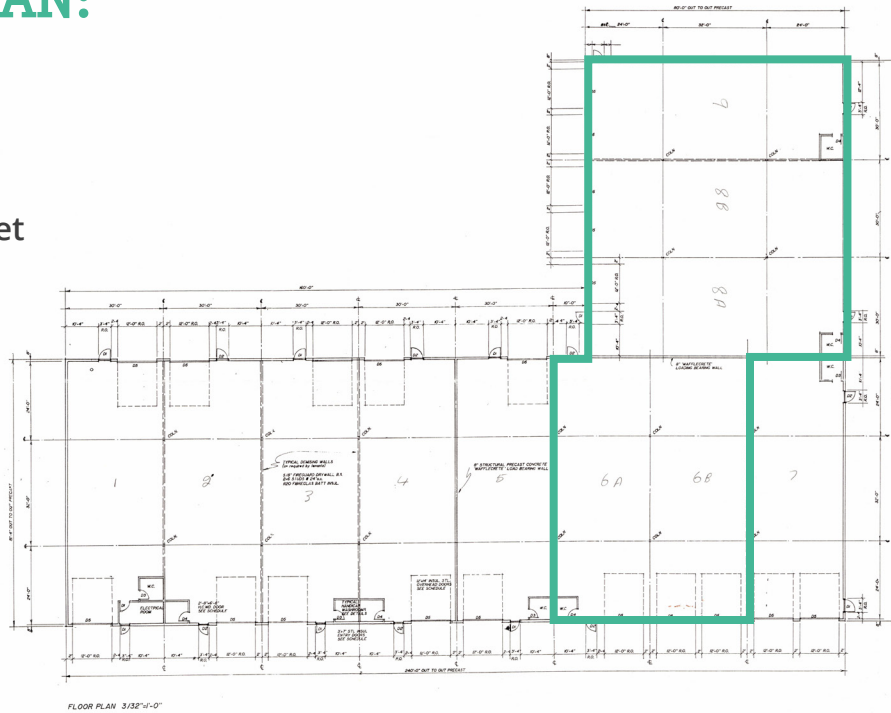
\$95,000

Average household income within a 5 min. drive

1525 DUGALD ROAD

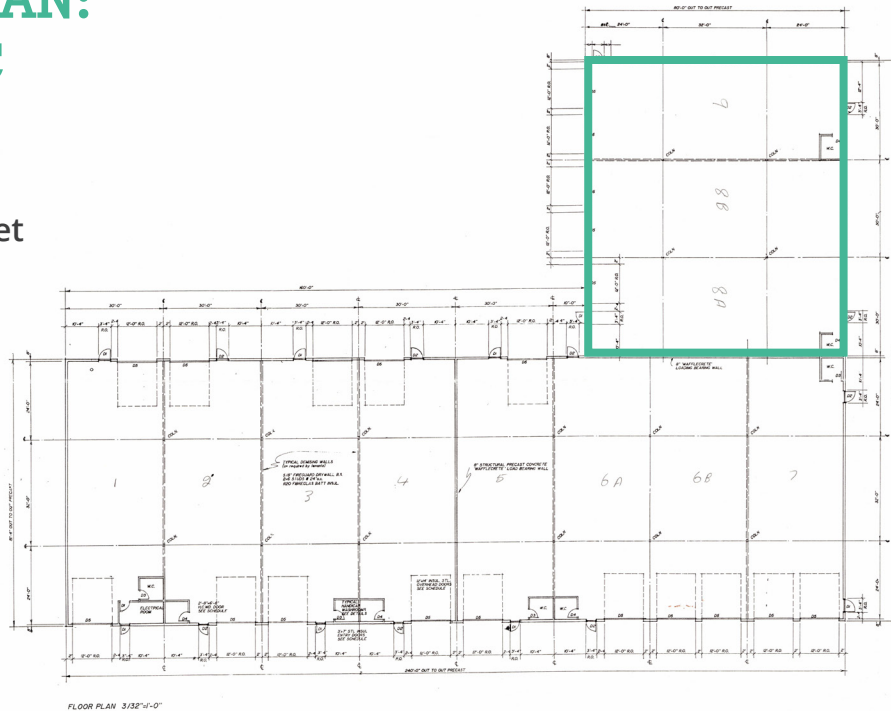
FLOOR PLAN: OPTION B

- 12,000 sf
- 8 doors
- \$10.75 psf / net



FLOOR PLAN: OPTION C

- 7,200 sf
- 5 doors
- \$11.00 psf / net



**Get more
information**

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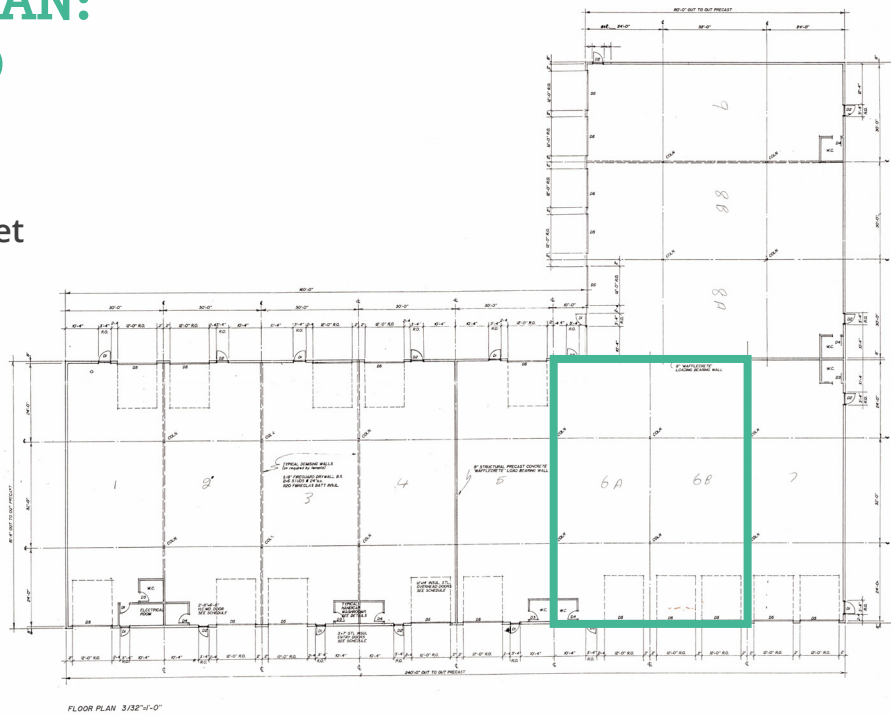
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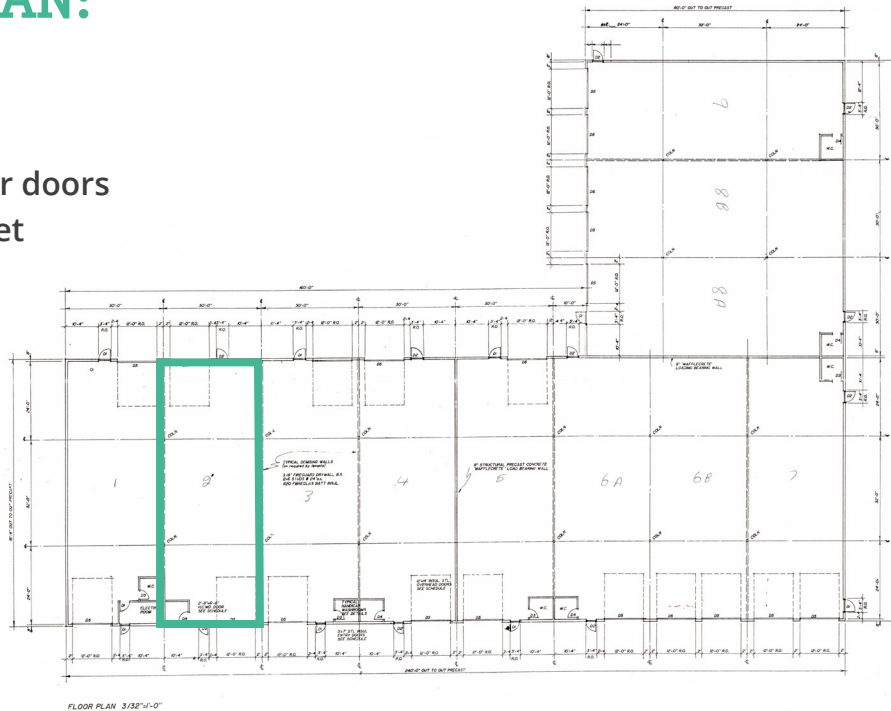
FLOOR PLAN: OPTION D

- 4,800 sf
- 3 doors
- \$11.25 psf / net



FLOOR PLAN: OPTION E

- 2,400 sf
- Front and rear doors
- \$11.50 psf / net



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