

FOR LEASE

42 Durand Road

WINNIPEG, MB



~ Warehouse Space Located in St. Boniface Industrial Park ~

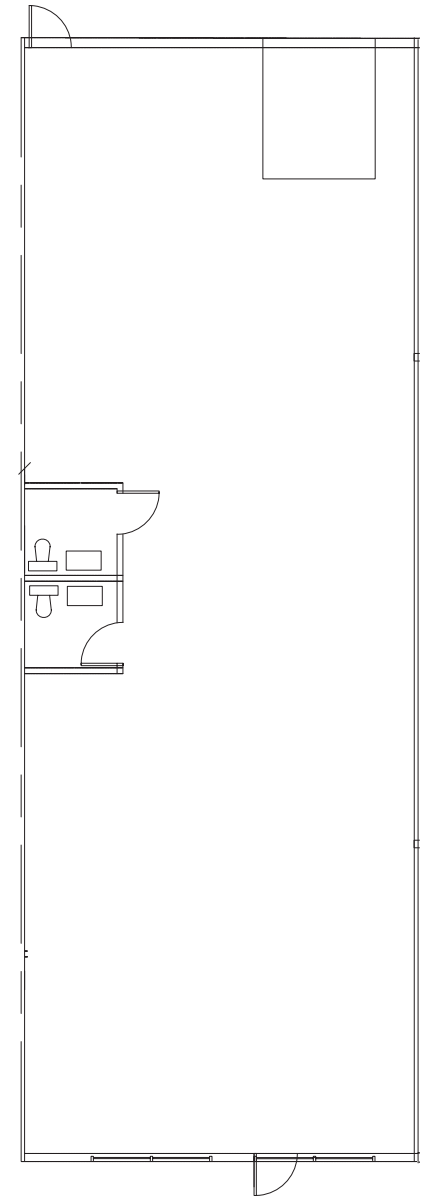


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Property Details

BUILDING AREA (+/-)	15,985 sq. ft.
AREA AVAILABLE (+/-)	2,275 sq. ft.
LOADING	1 dock level door
ZONING	M2
NET RENTAL RATE	\$8.95 sq. ft.
ADDITIONAL RENT	\$6.77 sq. ft.
CEILING HEIGHT	16' ft.
ELECTRICAL	100 Amp, 120/208 Volt, 3 Phase 4 Wire
AVAILABLE	November 2023

FLOOR PLAN



42 Durand Road

Site Aerial



42 Durand Road

Property Photos



42 Durand Road

Drive Time Analysis



RICHARDSON INTL. AIRPORT
24 minutes



PORTAGE & MAIN
12 minutes



POLO PARK SHOPPING CENTRE
18 minutes



THE FORKS
12 minutes



PERIMETER HIGHWAY
7 minutes

36-48

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