

FOR LEASE

30 Durand Road

WINNIPEG, MB

WAREHOUSE SPACE LOCATED IN ST. BONIFACE IND. PARK WITH COMPOUND AREA



COMMERCIAL REAL ESTATE
SERVICES INC.



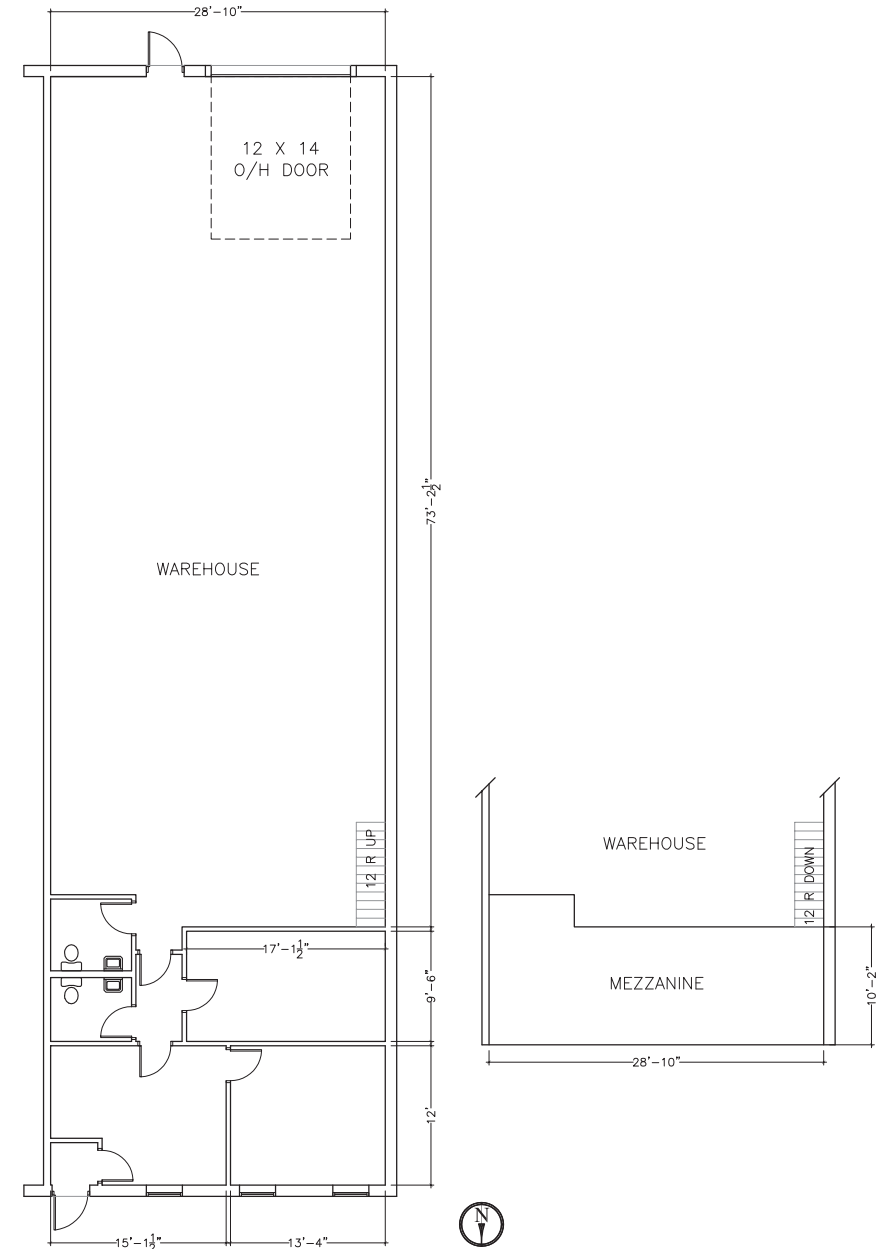
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PROPERTY DETAILS

BUILDING AREA (+/-)	11,760 sq. ft.
AREA AVAILABLE (+/-)	2,940 sq. ft.
LOADING	1 grade level door
ZONING	M2 Industrial
NET RENTAL RATE	\$8.95 per sq. ft.
ADDITIONAL RENT	\$6.45 per sq. ft. (plus management fee)
CEILING HEIGHT	15' 8"
ELECTRICAL	400 Amp, 120/208 Volt, 3 Phase 4 Wire
AVAILABILITY	February 2024



FLOOR PLAN



30 Durand Road

PHOTOGRAPHS



30 Durand Road

DRIVE TIME ANALYSIS



RICHARDSON INTL. AIRPORT
26 minutes



PORTAGE & MAIN
12 minutes



POLO PARK SHOPPING CENTRE
18 minutes



THE FORKS
12 minutes



PERIMETER HIGHWAY
7 minutes



Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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