

FOR LEASE

630 Kernaghan Avenue

WINNIPEG, MB



~ High-Quality Warehouse Space in Northeast Winnipeg ~



CONTACT

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Services provided by Trevor Clay

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Property Details

LAND AREA (+/-)	20.18 acres	ZONING	M2 - Manufacturing
BUILDING AREA (+/-)	460,000 sq. ft.	AREA AVAILABLE (+/-)	19,853 sq. ft.



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Warehouse Space

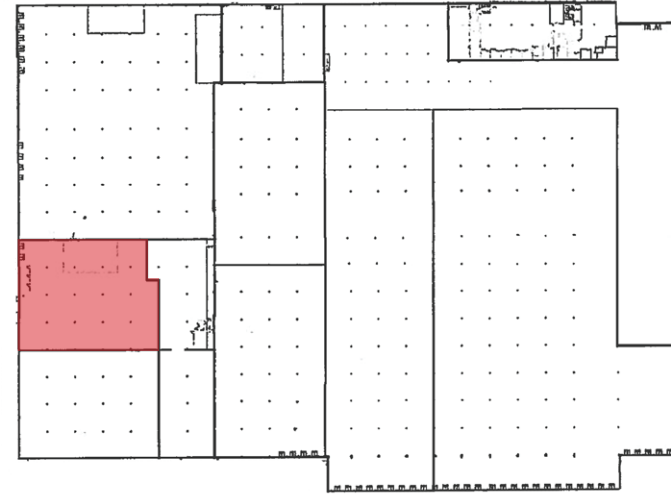
SPACE DETAILS

AREA AVAILABLE (+/-)	19,853 sq. ft.
NET RENTAL RATE	\$9.25 per sq. ft.
ADDITIONAL RENT	\$4.00 per sq. ft.
LOADING	(1) Dock level; (2) grade level loading doors
COLUMN SPACING	32' ft. x 32' ft.
CEILING HEIGHT	24' ft.
ELECTRICAL	600 Amp, 600 Volt, 3 Phase
AVAILABILITY	June 1, 2024

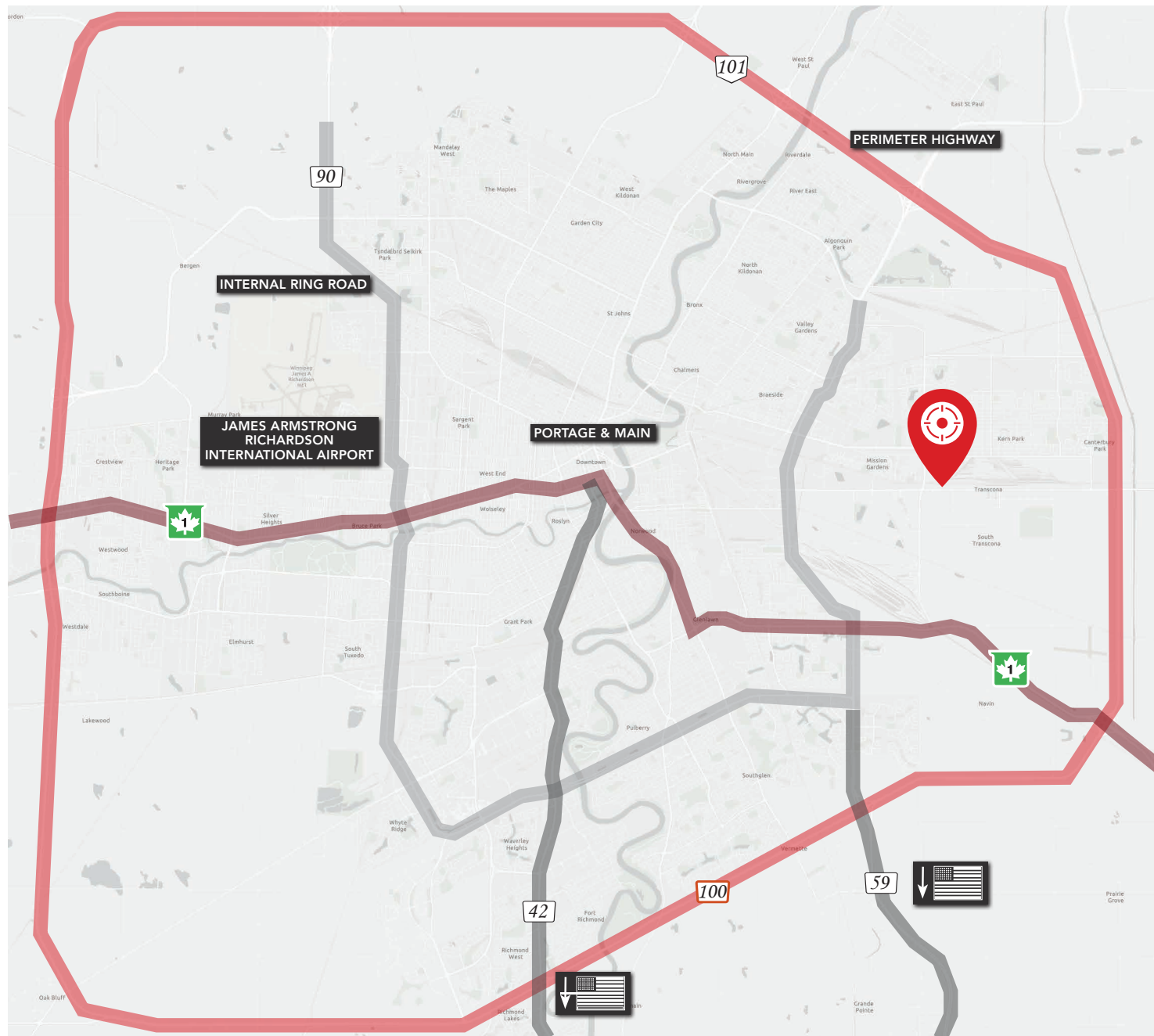
COMMENTS

- Office area totals 500 sq. ft. with washrooms
- Additional compound space available
- Fully sprinklered
- On-site maintenance staff
- Utilities included in Additional Rent

FLOOR PLAN



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DRIVE TIME ANALYSIS

JAMES ARMSTRONG RICHARDSON
INTERNATIONAL AIRPORT



17 km | 30 minutes



PORTAGE & MAIN
10 km | 18 minutes



CANADA / U.S. BORDER

114 km | 1 hour 24 minutes



MANITOBA / ONTARIO BORDER

151 km | 1 hour 30 minutes



MANITOBA / SASKATCHEWAN
BORDER

365 km | 3 hours 40 minutes

630 Kernaghan Avenue

Aerial Overview



MISSION IND.















CROSSROADS STATION SC














DUGALD IND.













TERRACON BUS. PK.













ST. BONIFACE IND. PK.


















REGENT AVENUE WEST

kildonan place

LAGIMODIERE BOULEVARD

DUGALD ROAD



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