



FOR LEASE

976 Dugald Road

WINNIPEG, MB

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Services provided by Eric A. Ott Personal Real Estate Corporation


Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

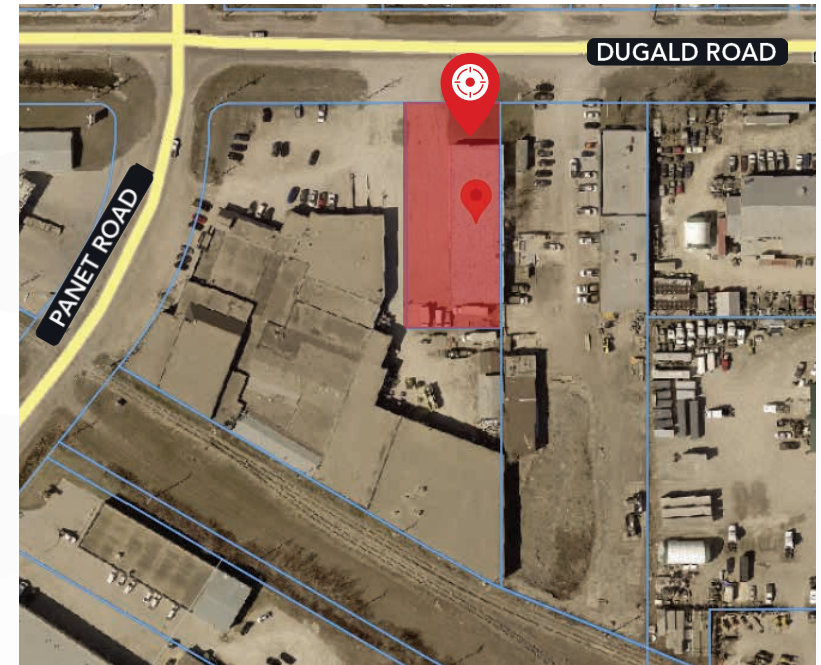
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Property Details

AREA AVAILABLE (+/-)	Unit 3: 3,000 sq. ft.
NET RENTAL RATE	\$10.95 per sq. ft.
ADDITIONAL RENT	\$5.00 per sq. ft.
LOADING	(1) 10' x 10' Grade Level Door
ZONING	M3
CLEAR HEIGHT (+/-)	14 ft.
AVAILABILITY	Immediately

HIGHLIGHTS

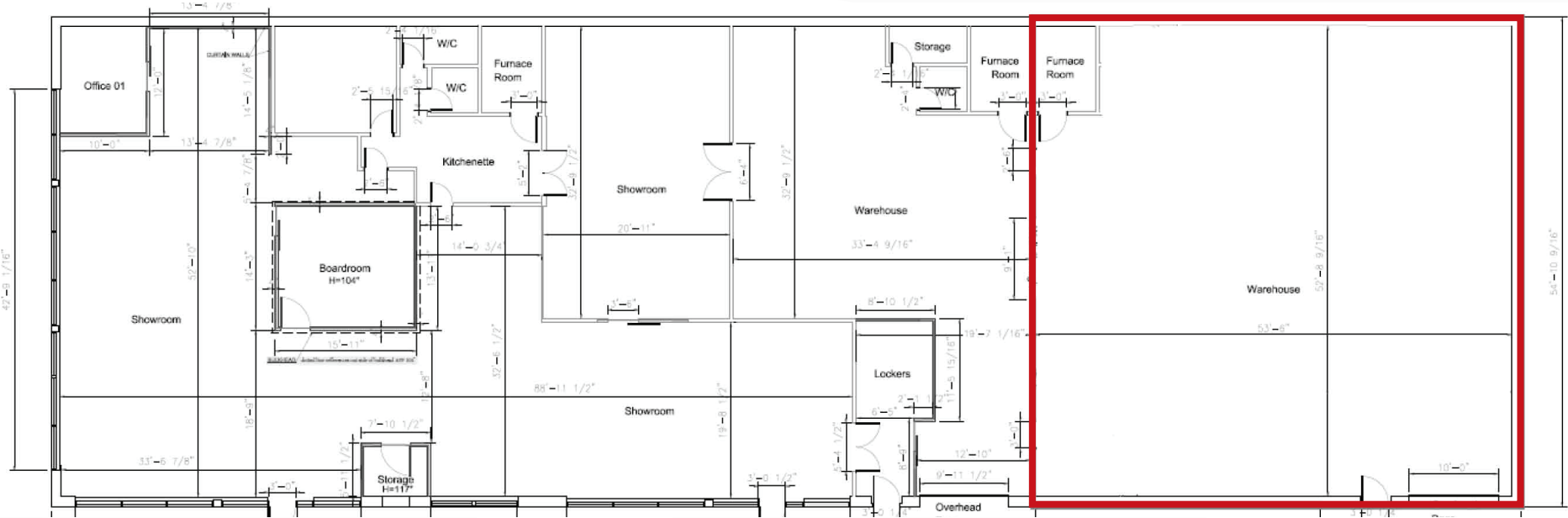
- Compound/parking area available
- Conveniently located just west of Lagimodiere Boulevard with quick access to major trucking routes
- Building signage available
- Premises to have new barrier free washroom and insulated loading door



INTERIOR PHOTOS



Floor Plan



Location Aerial



MISSION IND.

VersaCold **Dufresne**

Nelson River Construction **LAFARGE**

BRENTAG **ROOFMART**

CROSSROADS STATION SC

DUGALD IND.

TERRACON BUS. PK.

ST. BONIFACE IND. PK.

REGENT AVENUE WEST

LAGIMODIERE BOULEVARD

PANET ROAD

SITE

DUGALD ROAD

kildonan place

Drive Time Analysis



HWY 59

1 minute



KILDONAN PLACE

6 minutes



PERIMETER HIGHWAY

12 minutes



CHIEF PEGUIS TRAIL

12 minutes





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Contact

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