

FOR LEASE

1500 Notre Dame Avenue

WINNIPEG, MB

28,067 SQ. FT. WAREHOUSE ON NOTRE DAME AVENUE



CONTACT

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Services provided by Luke Paulsen Personal Real Estate Corporation

Gary Goodman

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PROPERTY DETAILS

BUILDING AREA (+/-)	106,737 sq. ft.
AREA AVAILABLE (+/-)	28,067 sq. ft.
LAND AREA (+/-)	5.5 acres
CEILING HEIGHT	16'3"
LOADING	2 Dock Doors
ELECTRICAL	1200 Amp, 600 Volt, 3 Phase
ZONING	M3 – Manufacturing/Warehousing
ASKING RENTAL RATE	\$7.25 per sq. ft.
ADDITIONAL RENT	\$6.04 per sq. ft.
AVAILABLE	Immediately

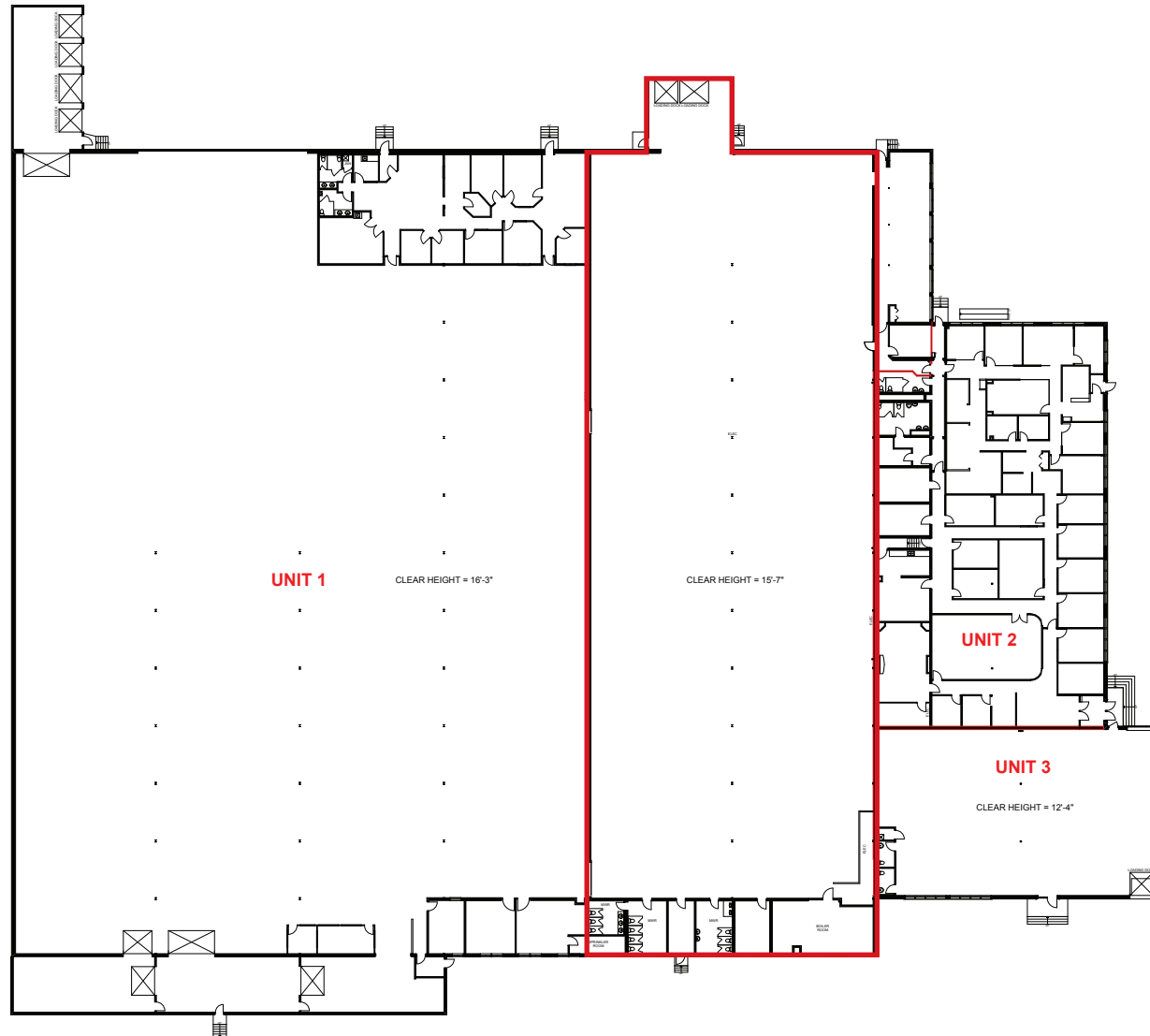
PROPERTY HIGHLIGHTS

- Extremely well located, with excellent visibility on the high traffic intersection of Notre Dame Avenue and Dublin Avenue
- 1.5 acre fully fenced and secured compound area
- In close proximity to major trucking routes
- Zoning allows for various uses including light industrial and warehousing
- Fully air conditioned space



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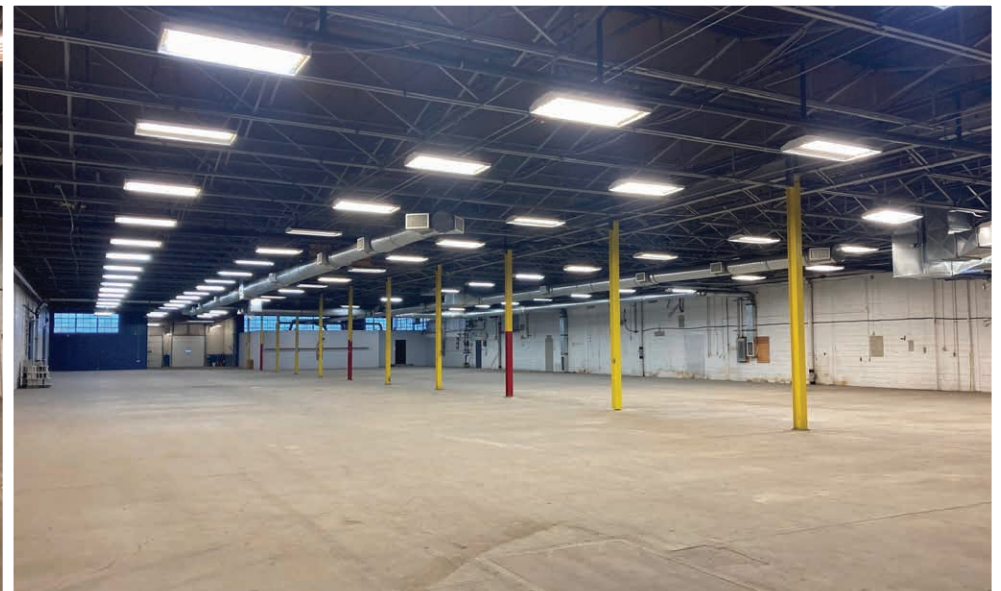
CURRENT FLOOR PLAN



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1500 Notre Dame Avenue

PHOTOGRAPHS



CENTREPORT CANADA

CN RAIL LINE

CP RAIL LINE

CENTREPORT CANADA WAY

CP RAIL LINE

Industrial Manufacturing & Logistics

CentrePort Canada Rail Park

Strategic Development

Future Residential

WINNIPEG RICHARDSON INTERNATIONAL AIRPORT

INKSTER BOULEVARD

NORTH INKSTER IND.

INKSBROOK IND. PK.

NORTHWEST BUS. PK.

INKSTER IND. PK.

OAK POINT IND.

WESTON SHOPS

SITE

OMAND'S CREEK IND.

ST. JAMES IND.

BROOKPORT BUS. PK.

BROOKSIDE BUS. PK.

BROOKSIDE IND. PK.

MURRAY IND.

POLO PARK

1500 Notre Dame Avenue

DRIVE TIMES



RICHARDSON INTL. AIRPORT
7 minutes



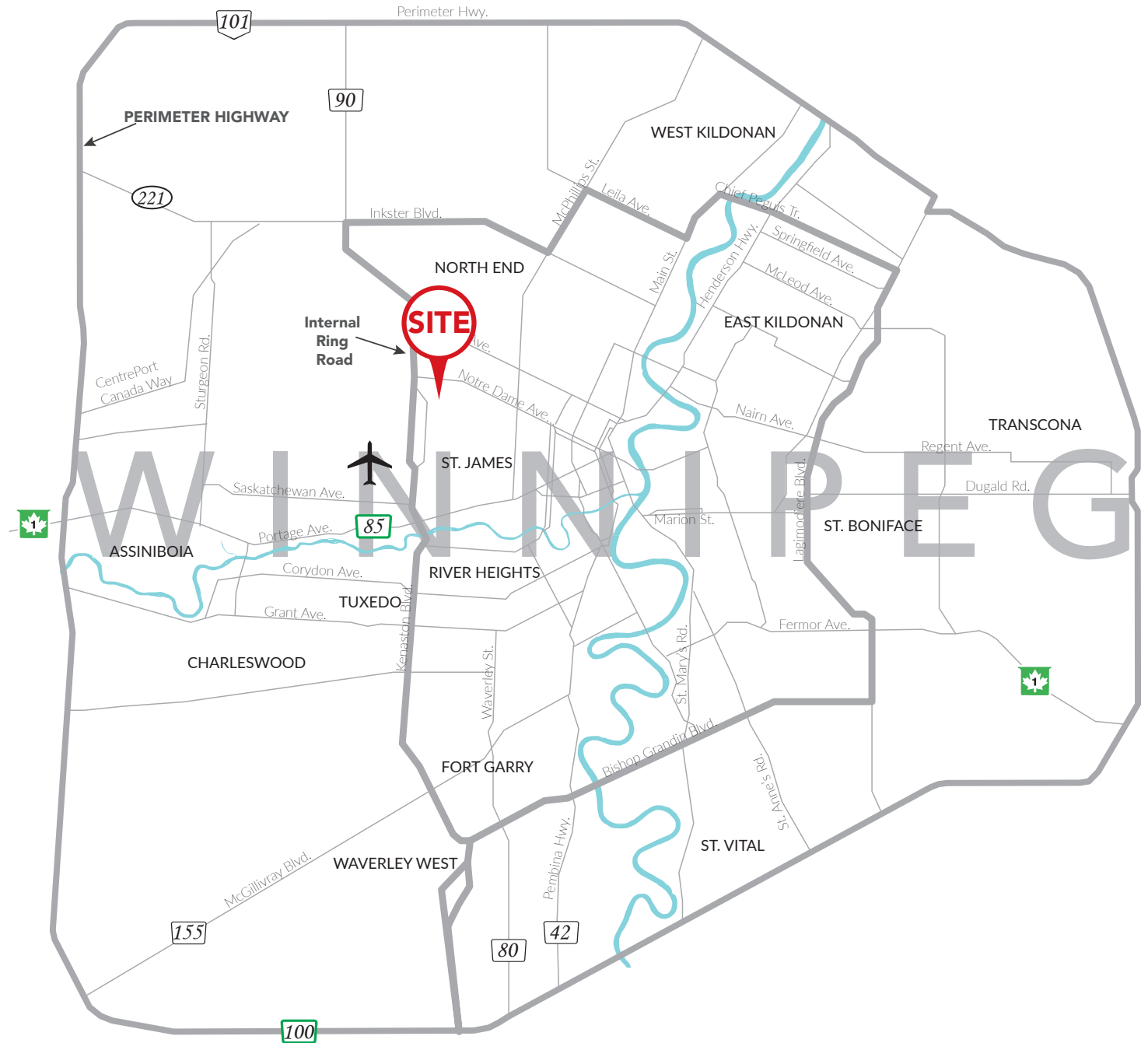
POLO PARK SHOPPING CENTRE
6 minutes



PORTAGE & MAIN
8 minutes



PERIMETER HIGHWAY
16 minutes



CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

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