

# 1717 DUBLIN AVE

WINNIPEG, MB

FOR LEASE: INDUSTRIAL



STARTING FROM:  
**\$7.95** PER SF

## Warehouse/Office Space Available

### PROPERTY HIGHLIGHTS

- Conveniently located in Winnipeg's St. James Industrial Park
- In close proximity to major trucking routes and James Armstrong Richardson International Airport
- Comprised of approximately 3,572 SF of office/showroom space and 2,000 SF of warehouse

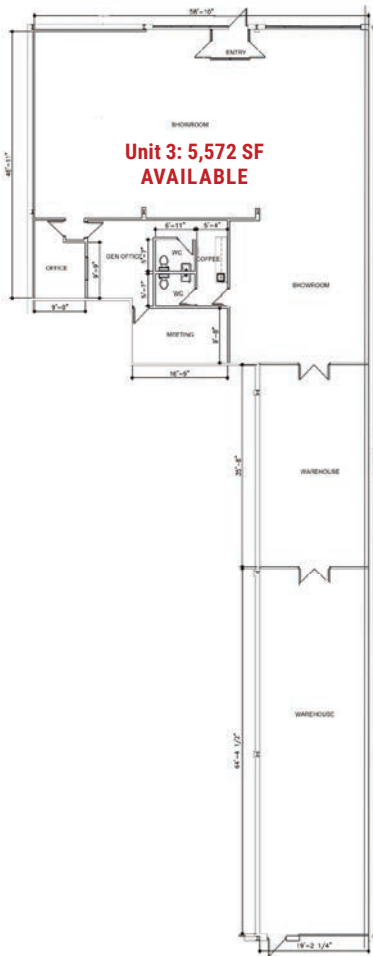
#### BRAD GOERZEN

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## PROPERTY DETAILS

Asking Net Rent	\$7.95/SF
Additional Rent	\$4.79/SF (\$2.87 CAM, \$1.92 Tax est. 2022) + 5% mgmt fee on gross rent
Size	Office/Showroom: 3,572 SF Warehouse: 2,000 SF <b>Total: 5,572 SF</b>
Ceiling Height	14' Clear
Loading	Grade Level Loading
Zoning	M2
Available	Immediately

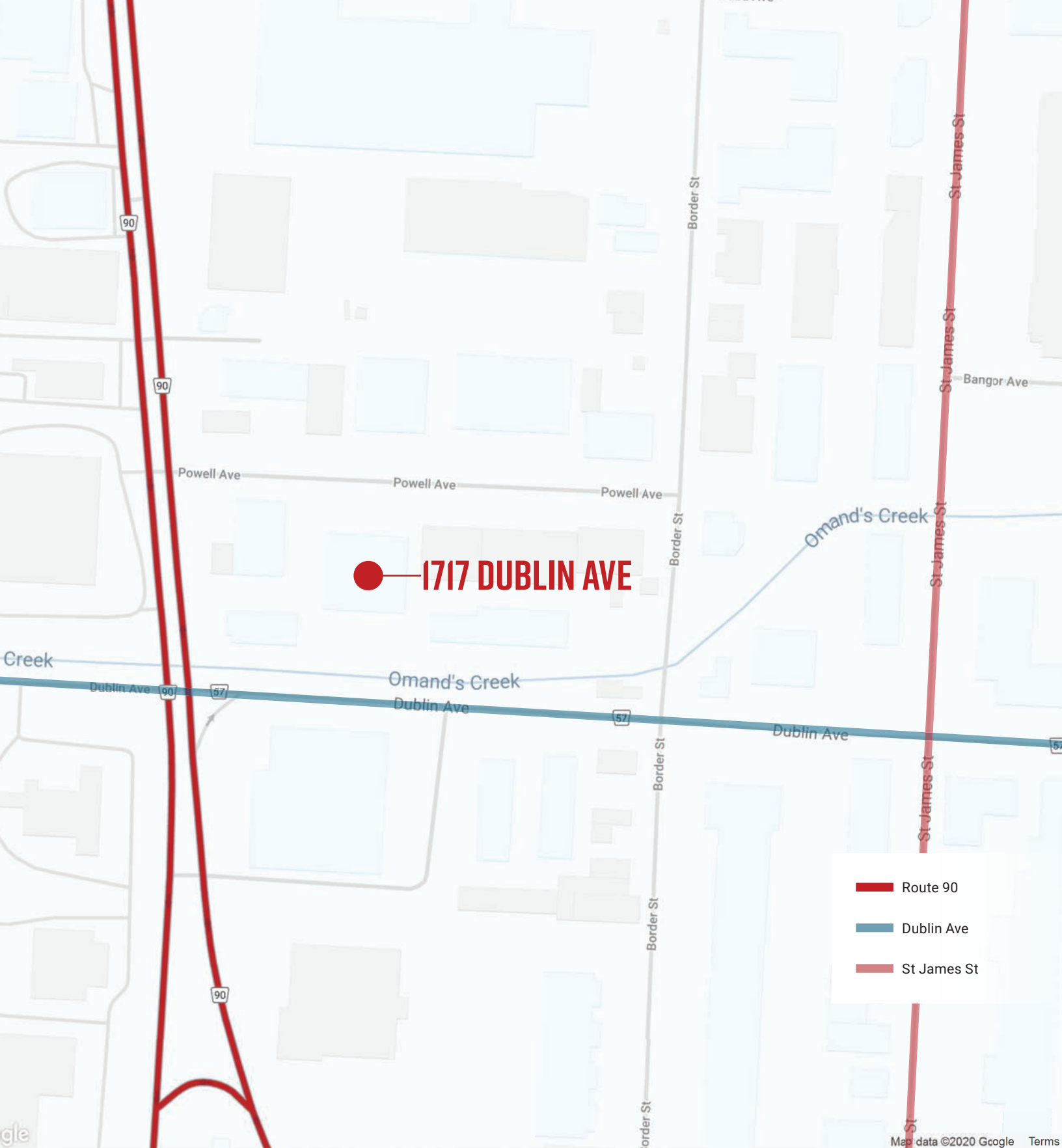
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INDUSTRIAL LEASING

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