

Industrial | For Lease



# 120-144 Bannister Road

Industrial Warehouse Space Available for Lease

128 + 130 Bannister Road  
Winnipeg, Manitoba R2R 0S3  
[www.cbre.ca/winnipeg](http://www.cbre.ca/winnipeg)



## Property Details

	UNIT 128	UNIT 130
Asking Net Rent	\$9.95 PSF	\$9.95 PSF
Additional Rent	\$5.91 PSF (2026 est.) + 5% mgmt fee on gross rent	\$5.91 PSF (2026 est.) + 5% mgmt fee on gross rent
Size	2,000 SF	8,000 SF
Ceiling Height	15' Clear	15' Clear
Loading	Dock level (1 - 8' x 10')	Dock level (3 - 8' x 10')
Heating	HVAC, gas fired unit heaters	HVAC, gas fired unit heaters
Zoning	M1	M1
Available	Immediately	Immediately

## Property Highlights



+Existing office plus warehouse space



+Dock loading



+Ample onsite Parking

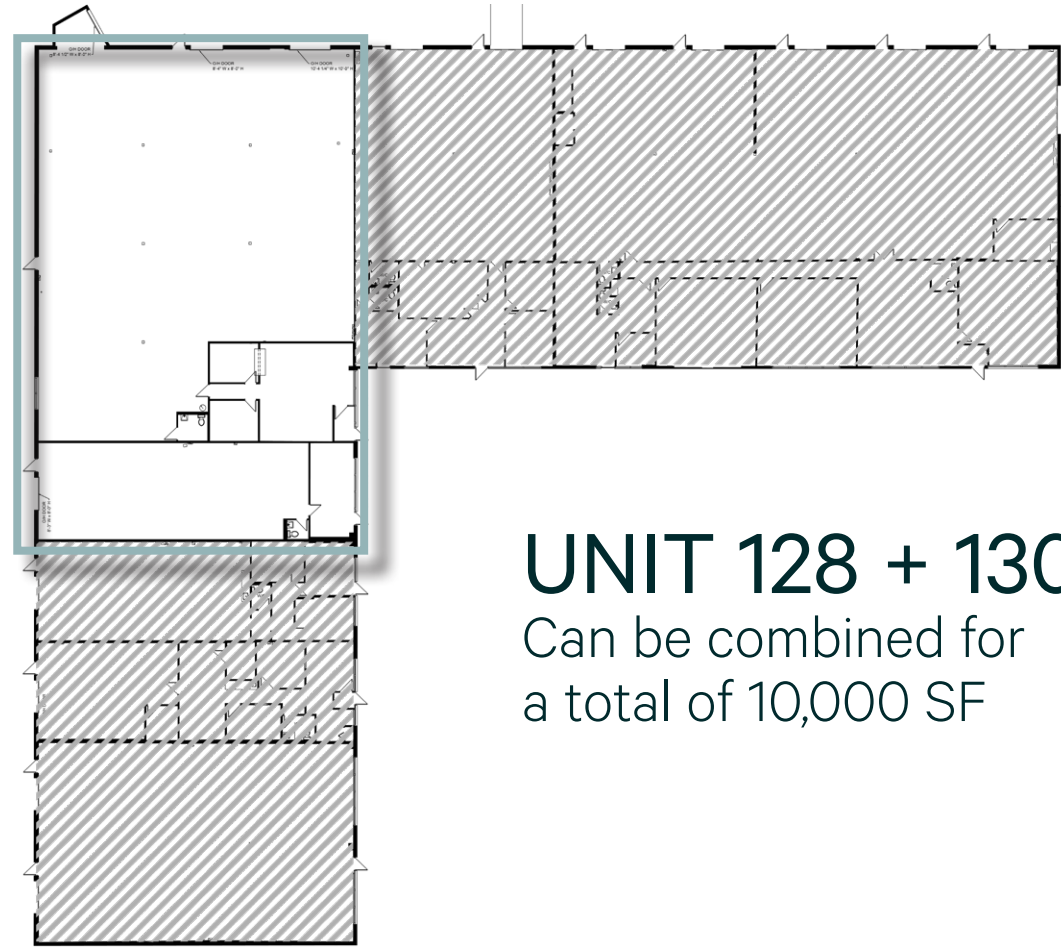


+Close proximity to the Winnipeg James Armstrong International Airport and the Polo Park retail area



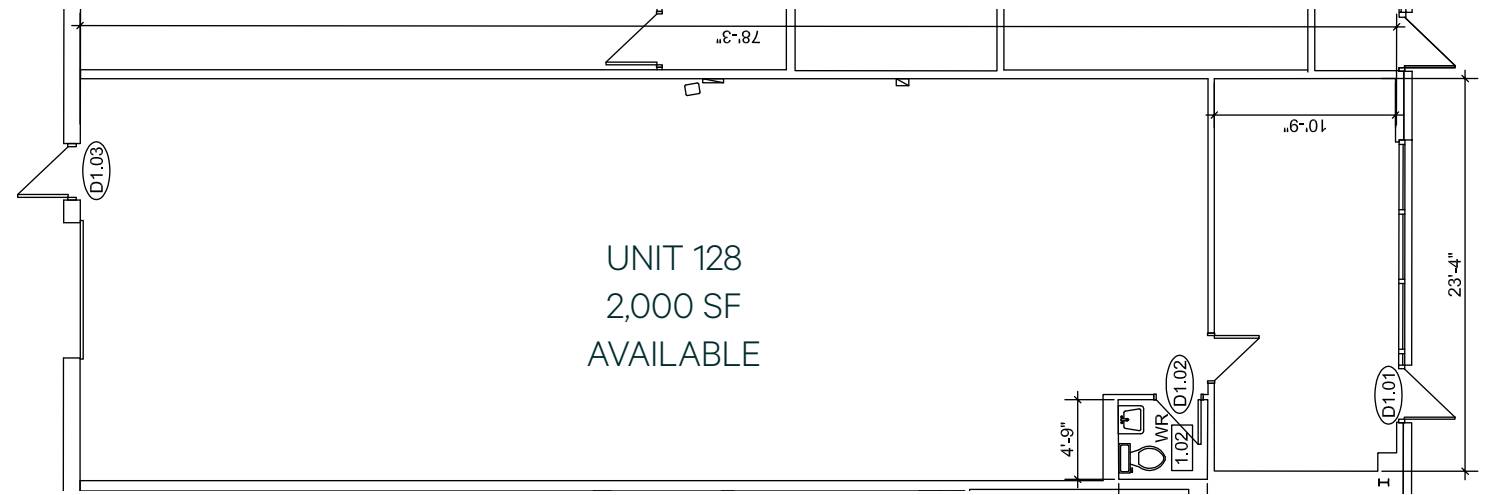
+Available units can be combined for a total of 10,000 SF



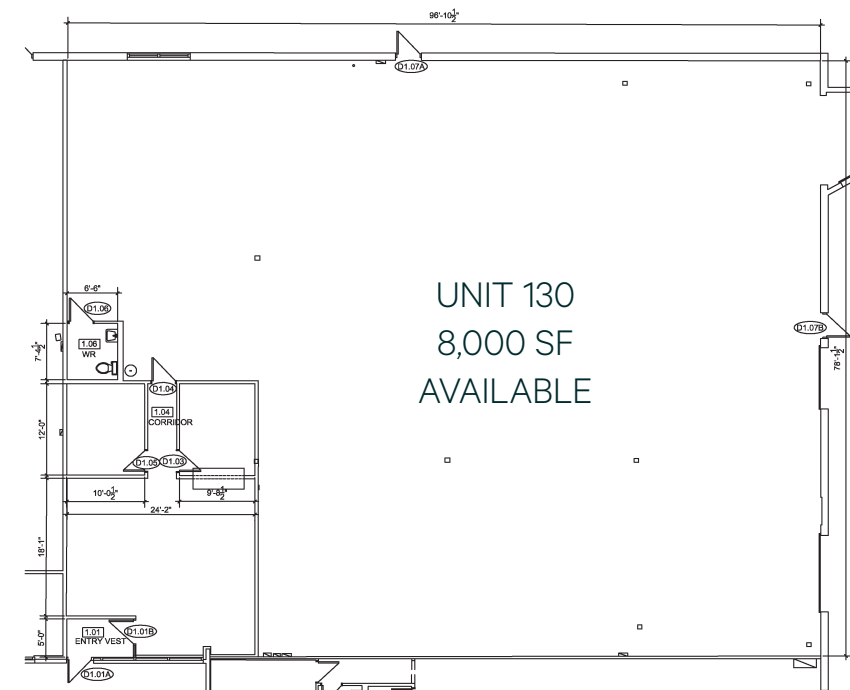


**UNIT 128 + 130**  
Can be combined for  
a total of 10,000 SF

# Floor Plans



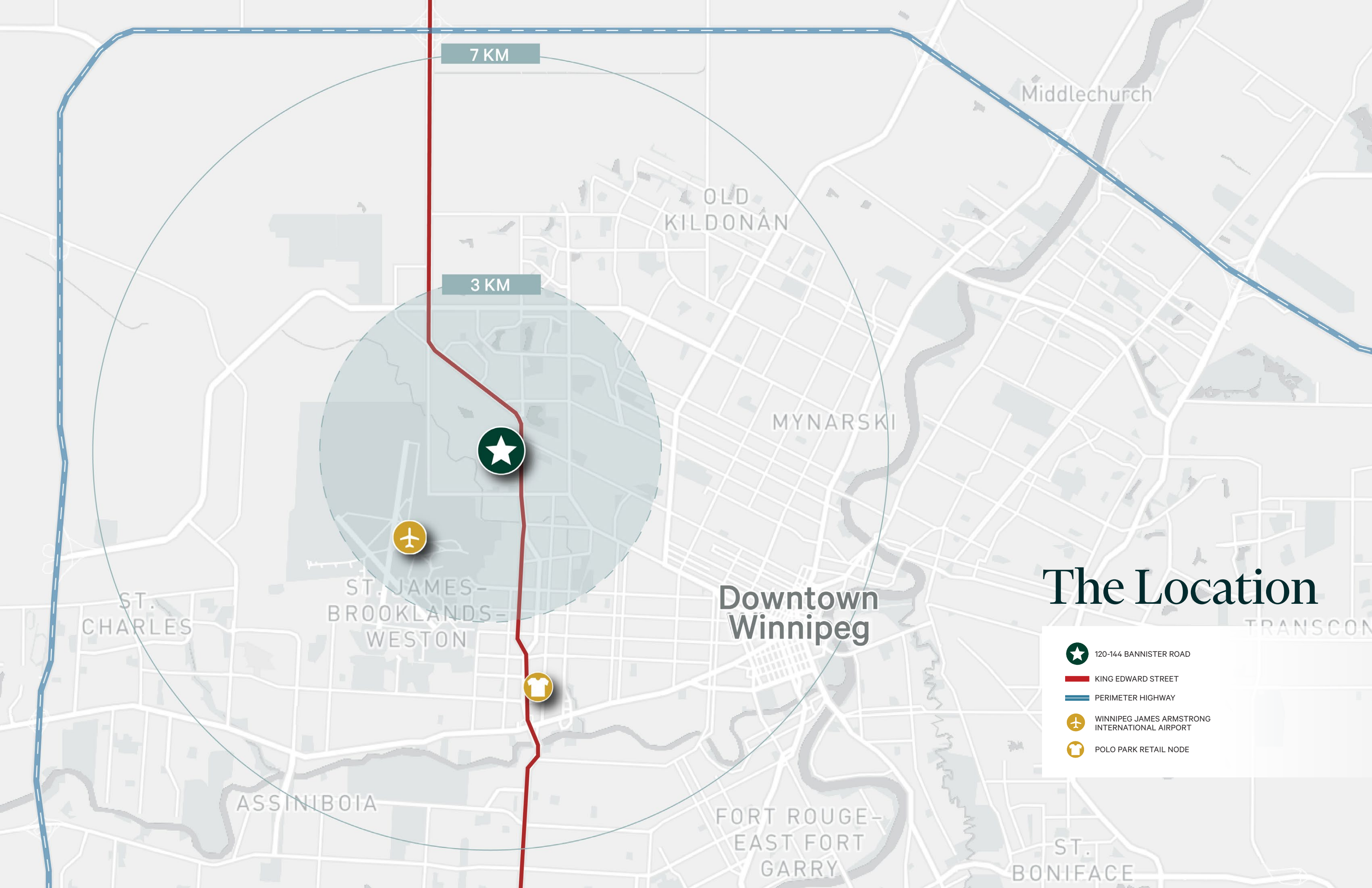
UNIT 128  
2,000 SF  
AVAILABLE








UNIT 130  
8,000 SF  
AVAILABLE



128+130  
BANNISTER  
ROAD



# The Location

-  120-144 BANNISTER ROAD
-  KING EDWARD STREET
-  PERIMETER HIGHWAY
-  WINNIPEG JAMES ARMSTRONG INTERNATIONAL AIRPORT
-  POLO PARK RETAIL NODE



## Contact Us

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