

INDUSTRIAL FOR LEASE | 1681 DUBLIN AVENUE, WINNIPEG, MB

CBRE

RFA

ASSET MANAGEMENT



1681-1703 Dublin Avenue

Winnipeg, Manitoba

Unit 1681, 1681-1703 Dublin Avenue
Winnipeg, MB R3H 0M8
www.cbre.ca/winnipeg

2,000 sq. ft. Available

Property Information

Overview

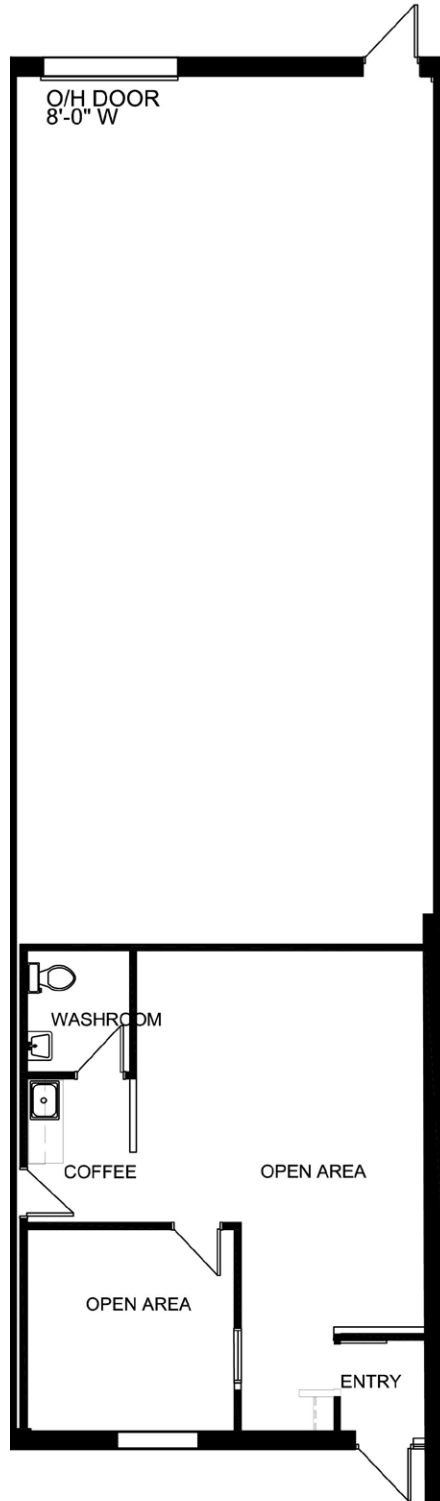
1681-1703 Dublin Avenue is a single-storey industrial building located within the Omand's Creek Industrial Park. The site provides excellent access to major transportation routes and is in close proximity to the Winnipeg JAR International Airport.

The end-cap unit features a large warehouse with dock loading, and designated office space with 1 private office.

Unit Size:	±2,000 sq. ft.
Asking Net Rent:	\$10.95 per sq. ft.
Additional Rent:	\$6.57 per sq. ft. (2026 est.) <i>plus 5% mgmt fee on gross rent</i>
Loading:	1 - 8'x10' Dock door
Ceiling Height:	18' Clear
Zoning	M2
Available:	Immediately



Floor Plan

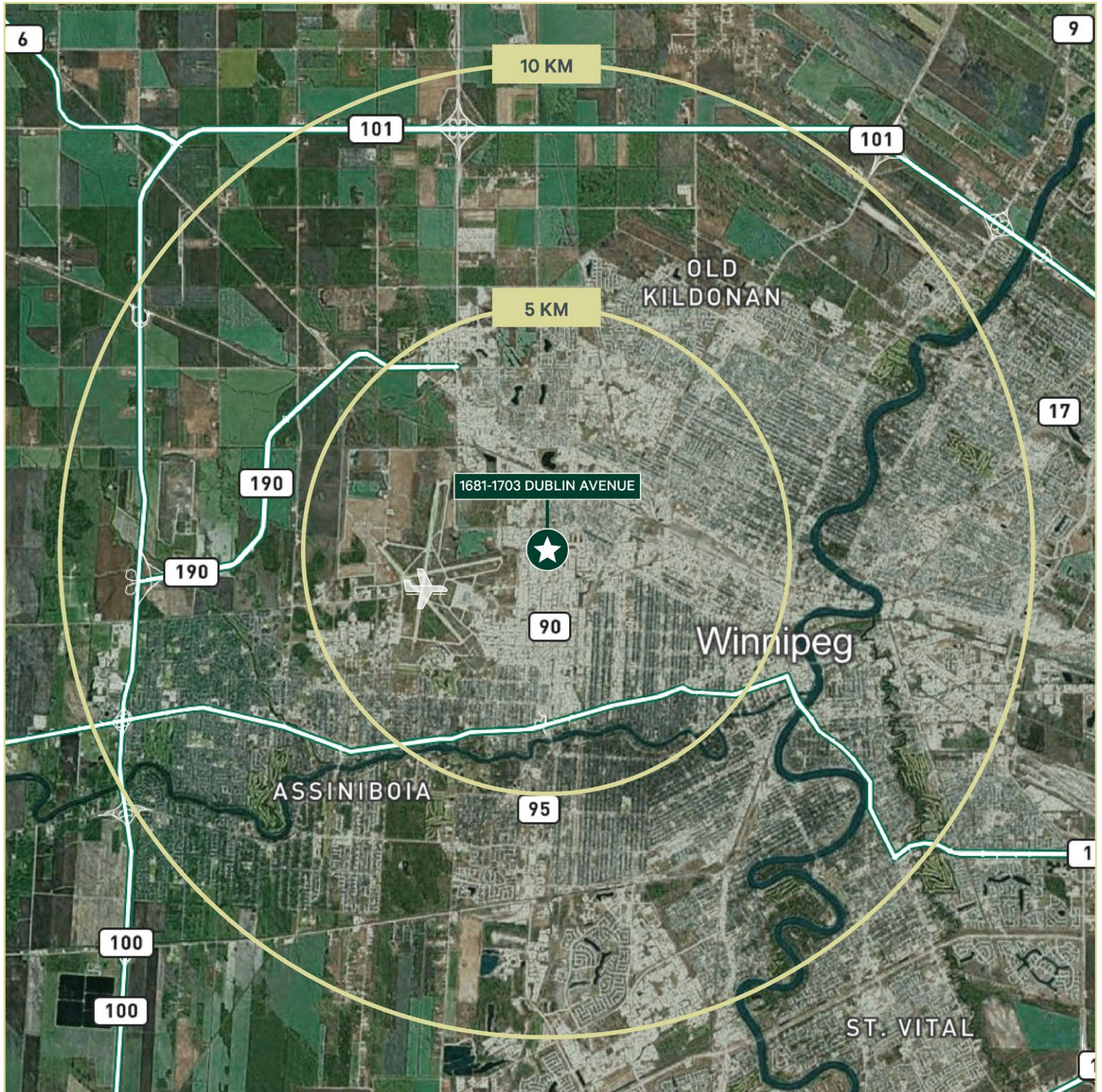


Property Photos



Prime Location

The property sits along Dublin Avenue, with direct access onto King Edward Street and St. James Street, 2 major thoroughfares in the West end. Located within the Omand's Creek Industrial Park, 1681 Dublin Avenue is conveniently situated adjacent to the Winnipeg JAR International Airport, less than 5km away.





For more information, please contact:

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