



FOR LEASE

75-77 BANNISTER RD



BRETT INTRATER

SENIOR VICE PRESIDENT

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PROPERTY HIGHLIGHTS

(+/-) 16,628 sf Available

- Excellent warehouse/office space located in Northwest Winnipeg
- Close proximity to major routes and the Winnipeg Richardson International Airport
- Includes approximately (+/-) 1,100 sf fully built out office space
- 4 dock doors
- 2 grade doors
- Ample parking on-site
- 24' clear ceiling height

LEASE RATE: \$11.95 PSF NET

CAM & TAX: \$4.59 PSF (2023 ESTIMATE)

plus management fee 5% gross rent

AREA MAP



Winnipeg Airport

5 MINS

Trans Canada Hwy:

10 MINS

Perimeter Hwy:

32 MINS

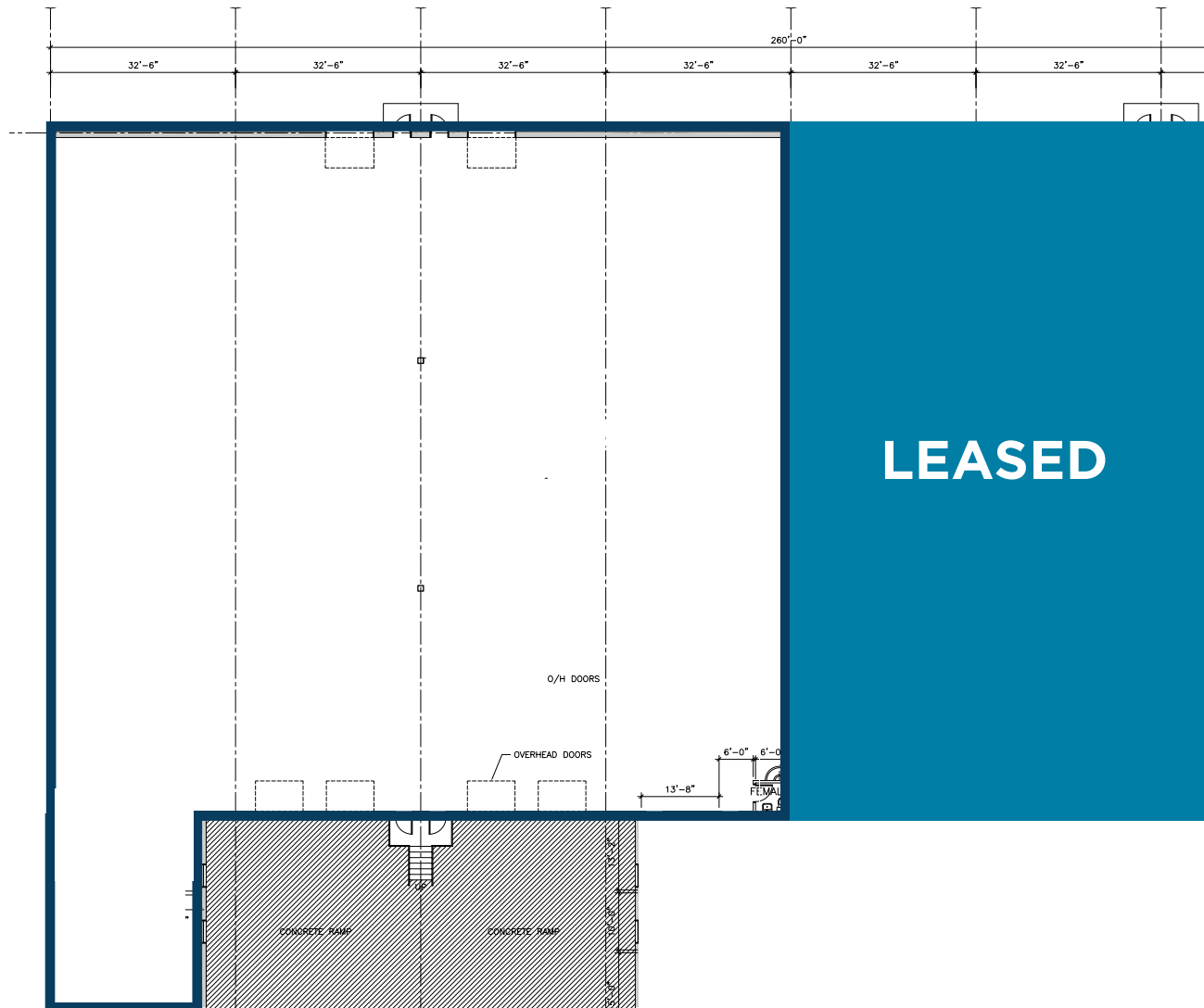
US Border:

90 MINS





FLOOR PLAN





CONTACT

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