

HIGH EXPOSURE, SINGLE-TENANT WAREHOUSE/OFFICE FOR LEASE



1475 DUGALD ROAD

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PROPERTY HIGHLIGHTS

**Excellent Exposure with 100' of Frontage Along Dugald Road
(+/-) 6,137 SF Warehouse/Office with Two Bonus Cold Storage Buildings Totalling 1,722 SF**

PROPERTY OVERVIEW	
Office	3,137 sf
Warehouse	3,000 sf
Total Main Building Area	6,137 sf
Additional Bonus Structures (Two wood frame cold storage buildings)	768 sf 954 sf Total Storage Space: 1,722 sf
Site Area	1.04 Acres

Office (3,137 sf) Layout features:

- Reception area, 6 private offices, large boardroom, open work area, lunchroom and storage/utility room

Warehouse (3,000 sf) features:

- (2) 12' grade loading doors, one of the west and one on the North side of the building
- Built in crane
- Suspended gas heater
- Floor drain
- (2) 100 Amp panels
- Fenced and gravel compound area
- Bonus cold storage space included featuring 1,722 sf between two buildings joined by an enclosed roof with a double door

Storage Shed 1:

- 768 sf
- (2) 8' grade loading doors

Storage Shed 2:

- 954 sf
- (1) 8' grade loading door



LEASE RATE:

\$12.95 PSF NET



TAX:

\$3.27 PSF (2023 EST)



DUGALD ROAD



EAST ELMWOOD

TRANSCONA

LAGIMODIERE BLVD

REGENT AVE

1475 DUGALD ROAD



DUGALD ROAD

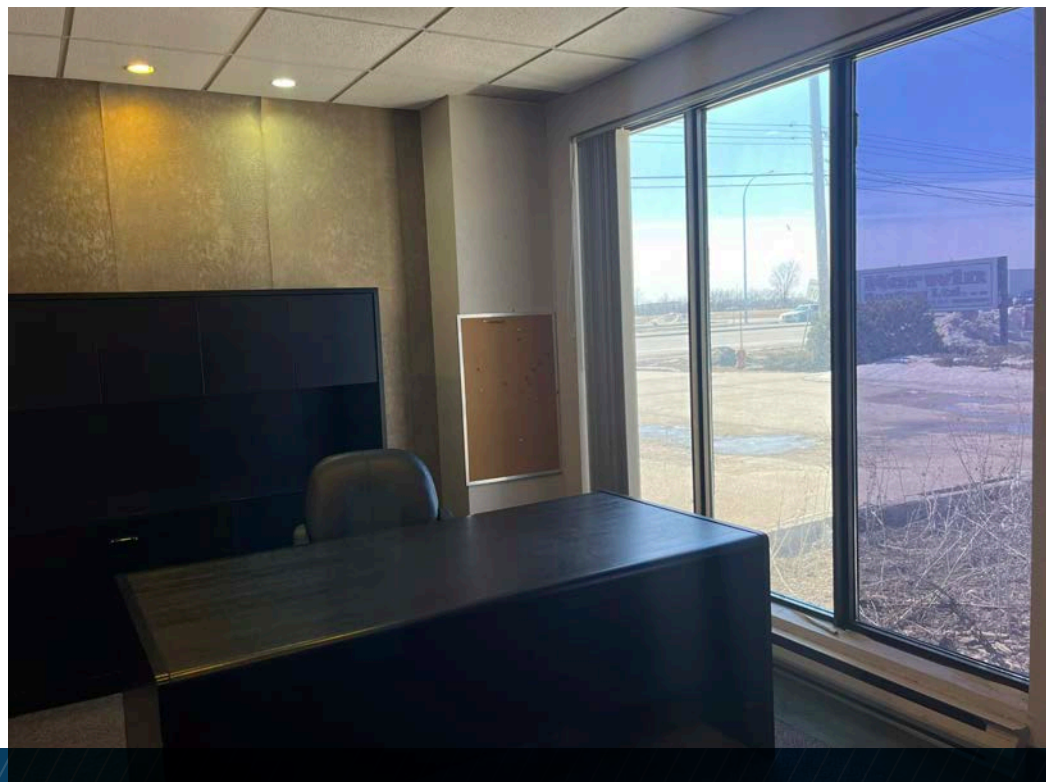
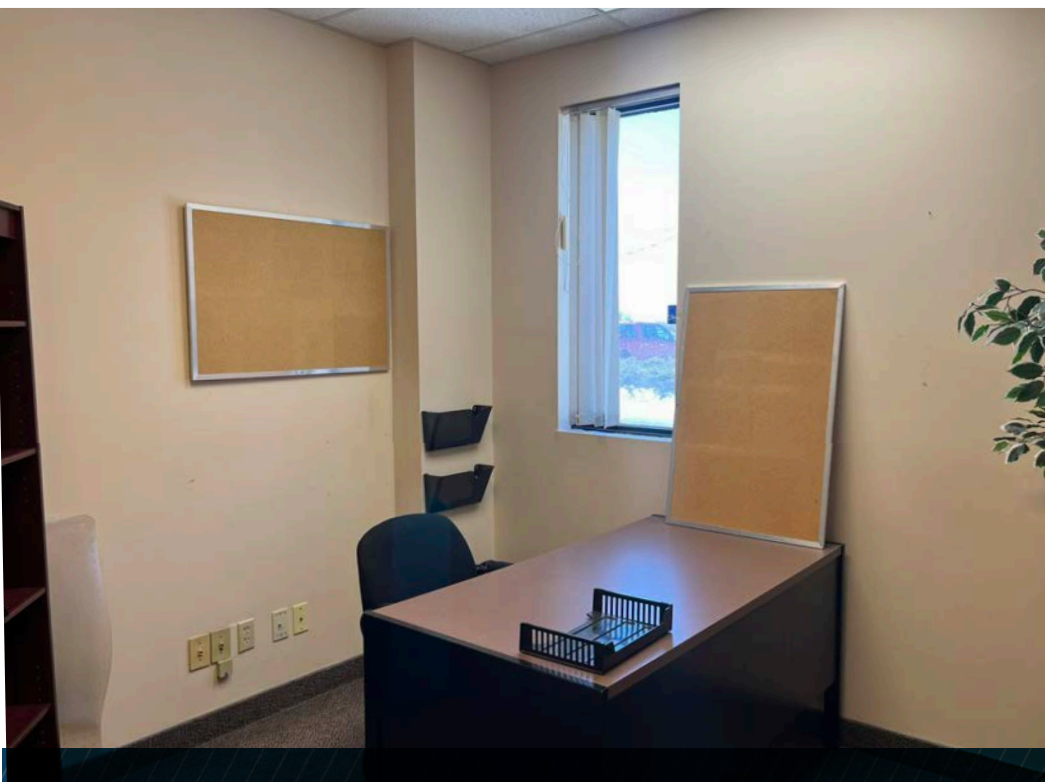
ST. BONIFACE INDUSTRIAL

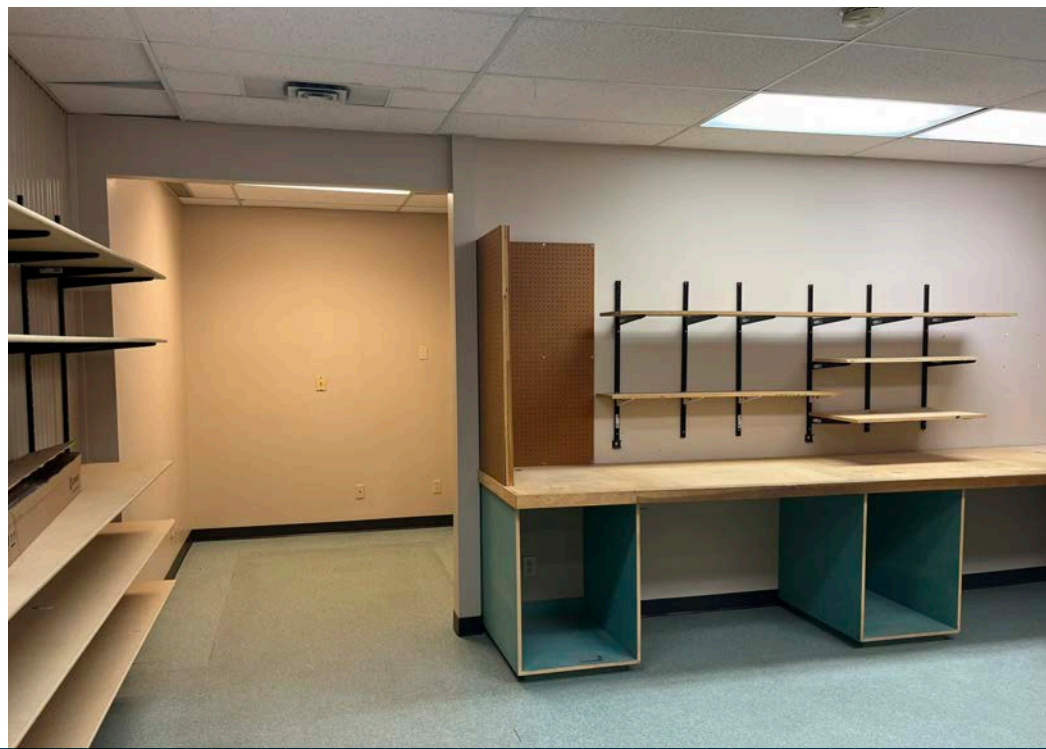
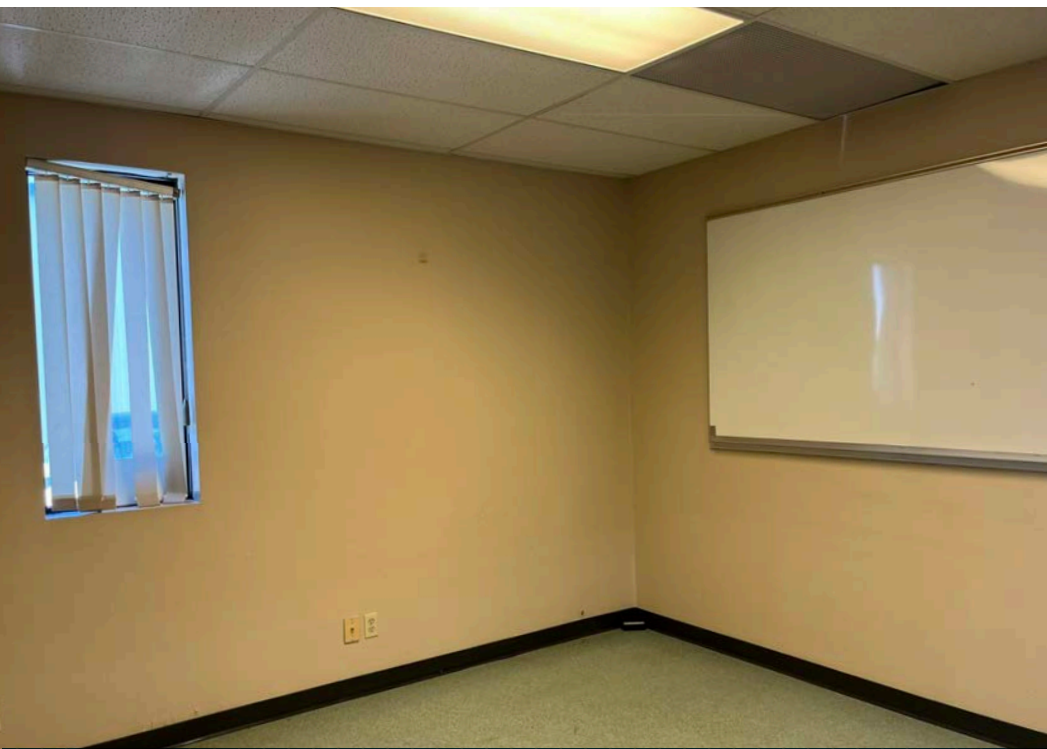
PLESIS ROAD

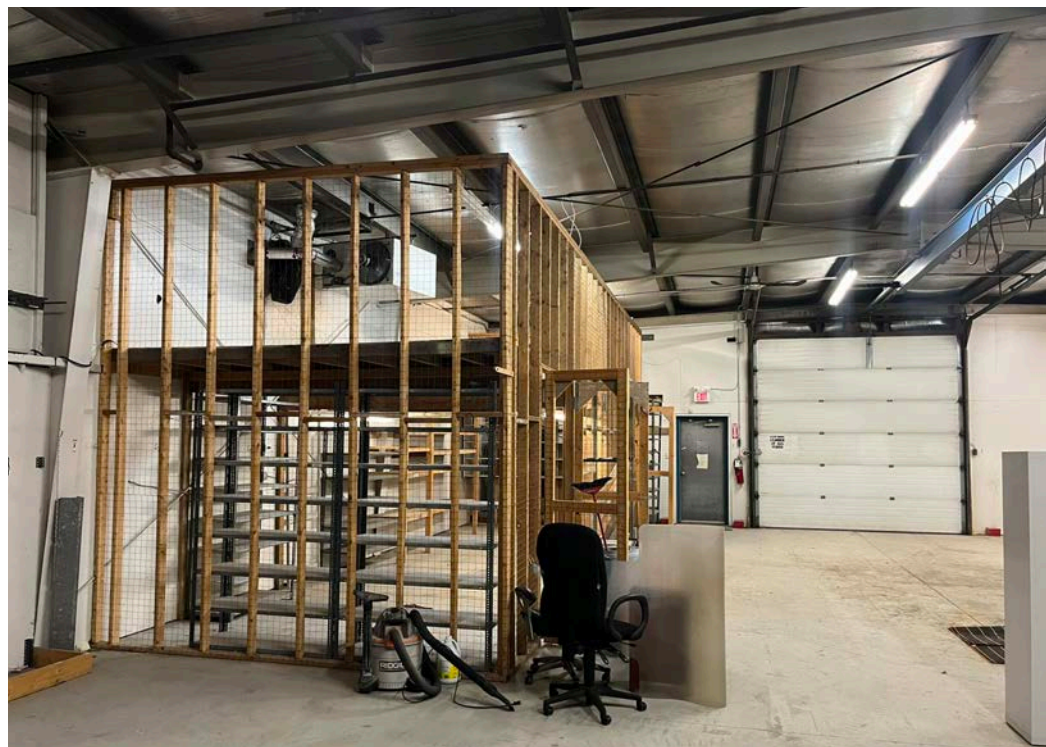
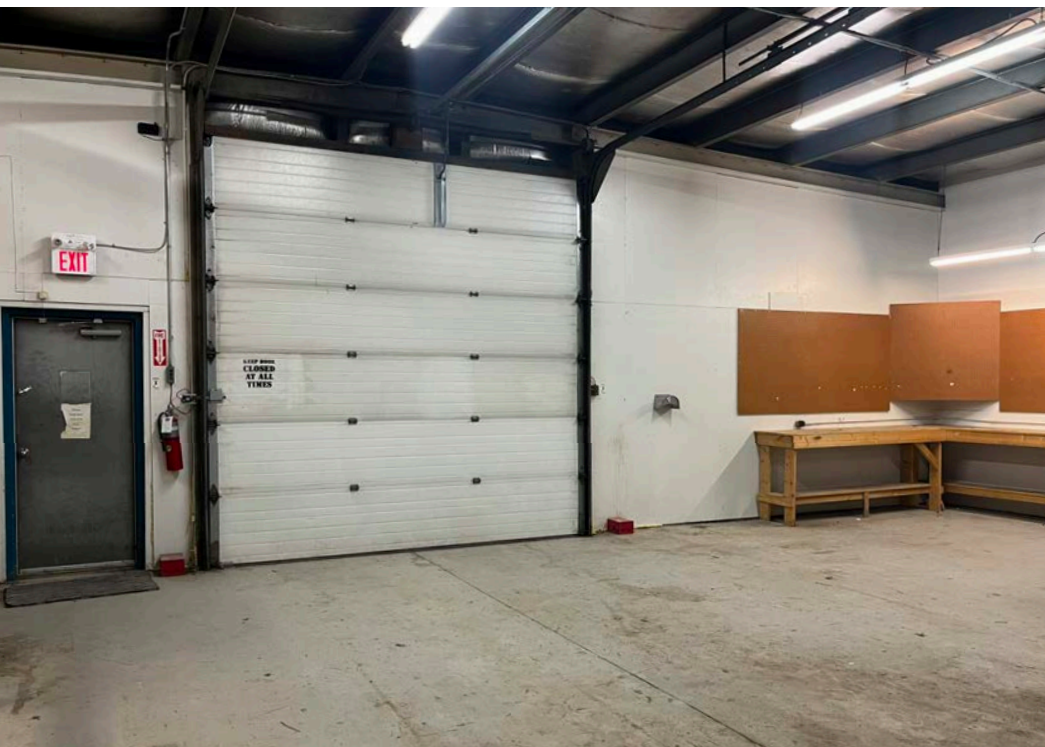
WINDSOR PARK

LOCAL AMENITIES

- 1 GO RV WINNIPEG
- 2 ROND'S MARINE
- 3 RELIANCE SUPERIOR HEATING
- 4 COMPUTERS FOR SCHOOL
- 5 PETLAND
- 6 WALMART
- 7 STAPLES
- 8 DOLLARAMA
- 9 PLANET FITNESS
- 10 SPORT CHEK
- 11 MICHAEL'S
- 12 FOODY GOODY
- 13 LIQUOR MART
- 14 RBC
- 15 SALLY BEAUTY
- 16 SUBWAY
- 17 SMITTY'S
- 18 KILDONAN MALL
- 19 CANADIAN TIRE
- 20 COSTCO GAS STATION
- 21 COSTCO
- 22 TIM HORTON'S
- 23 END OF THE ROLL FLOORING
- 24 SHERWIN WILLIAMS PAINT
- 25 THE BRICK
- 26 TOYOTA
- 27 MCDONALD'S
- 28 CLUB REGENT CASINO











YOUR SIGN HERE

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