ICI PROPERTIES



Unit 3 - 1525 Dugald Road, Winnipeg, Manitoba

Warehouse Space in St. Boniface Industrial Park

For Lease

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Property Details

+/- 2,400 sq. ft.
UNIT SIZE

$14.95/sq. ft.*
NET LEASE RATE

$6.71/sq. ft.
ADDITIONAL RENT (EST. 2026)

15’ 6” clear
CEILING HEIGHT

200 Amp 120/208 Volt 3 Phase
ELECTRICAL

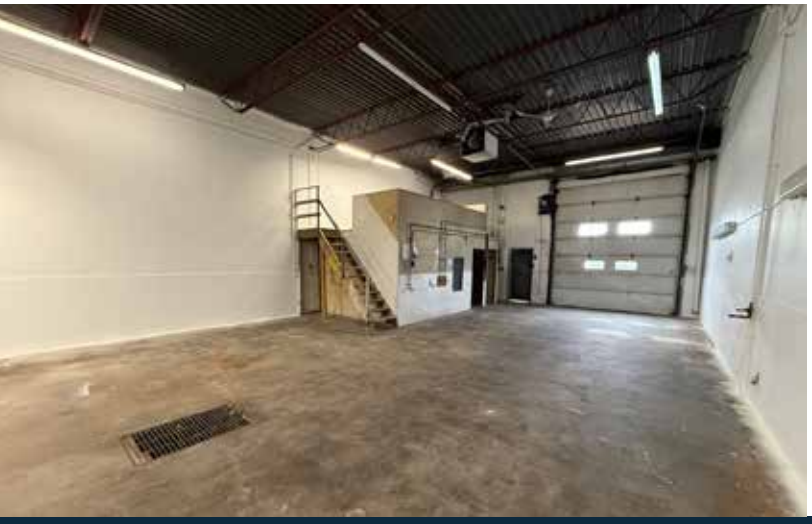
2 - 12 x 14 ft. overhead grade door
LOADING

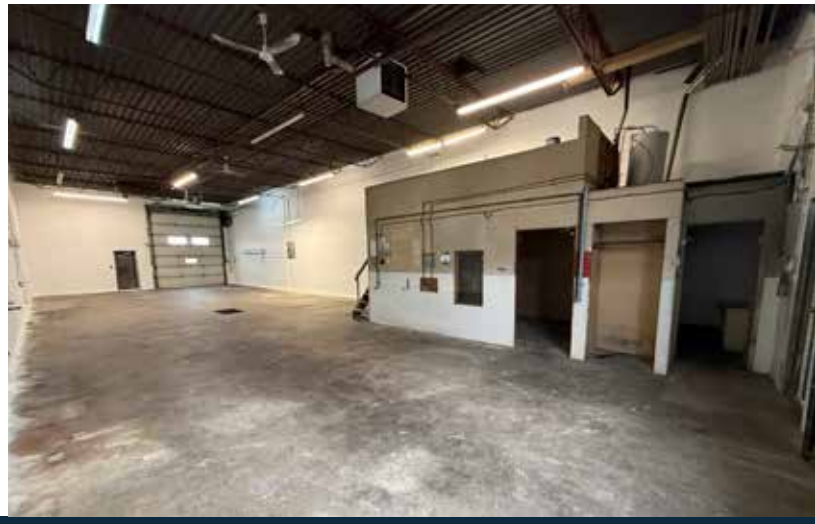
M1 - Light Industrial
ZONING

**Plus 5% management fee on gross rent*

Features

- Located in an established industrial node with excellent connectivity to Lagimodiere Boulevard / Hwy 59 and the Perimeter Highway, making it well suited for businesses requiring efficient employee, customer and delivery access
- Unit offers reinforced concrete slab, natural gas and floor drains, providing a strong functional setup for a variety of industrial users
- Rarely available truck and trailer parking on-site for tenant use
- Well positioned in close proximity to mix of amenities for tenant employees
- Available immediately





Highlights

Located in the
ST. BONIFACE INDUSTRIAL PARK

Excellent Access
TO MAJOR TRANSPORTATION ROUTES

Ideally Suited For
MIX OF INDUSTRIAL USES

Truck & Trailer
PARKING AVAILABLE

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Floor Plan





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Connect with us today!

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