

FOR LEASE

2049 Dugald Road

WINNIPEG, MB

~ Trailer Parking Compound with Build-to-Suit Opportunity ~



COMMERCIAL REAL ESTATE
SERVICES INC.



CONTACT

Peter Kaufmann

Vice President, Sales & Leasing
(204) 985-1362
peter.kaufmann@capitalgrp.ca

Services provided by Peter Kaufmann Personal Real Estate Corporation

Eric Ott

Associate Vice President, Sales & Leasing
(204) 985-1378
eric.ott@capitalgrp.ca

Services provided by Eric A. Ott Personal Real Estate Corporation

2049 Dugald Road

Property Details

LEASE RATES

- \$4,000 monthly per acre for compound
- Rates TBN for new building depending on specifications

LAND AREA 1.5 acres

ZONING M1 – Light industrial



Property Highlights

- 1.5 acres of M1 – Light Industrial Land
- Landlord will fence & gravel the yard for private compound
- Build-to-suit for 15,000 to 25,000 sq. ft. standalone industrial building available
- Strategically located near Pletiss & Dugald, with quick access to major routes



MISSION IND.

VersaCold **Dufresne**

NELSON RIVER CONSTRUCTION **LAFARGE**

BRENTAG **ROOFMART**

CROSSROADS STATION SC

DUGALD IND.

TERRACON BUS. PK.

ST. BONIFACE IND. PK.

REGENT AVENUE WEST

kildonan place

LAGIMODIERE BOULEVARD

DUGALD ROAD

SITE

2049 Dugald Road

Drive Times



HWY 59

3 minutes



KILDONAN PLACE

6 minutes



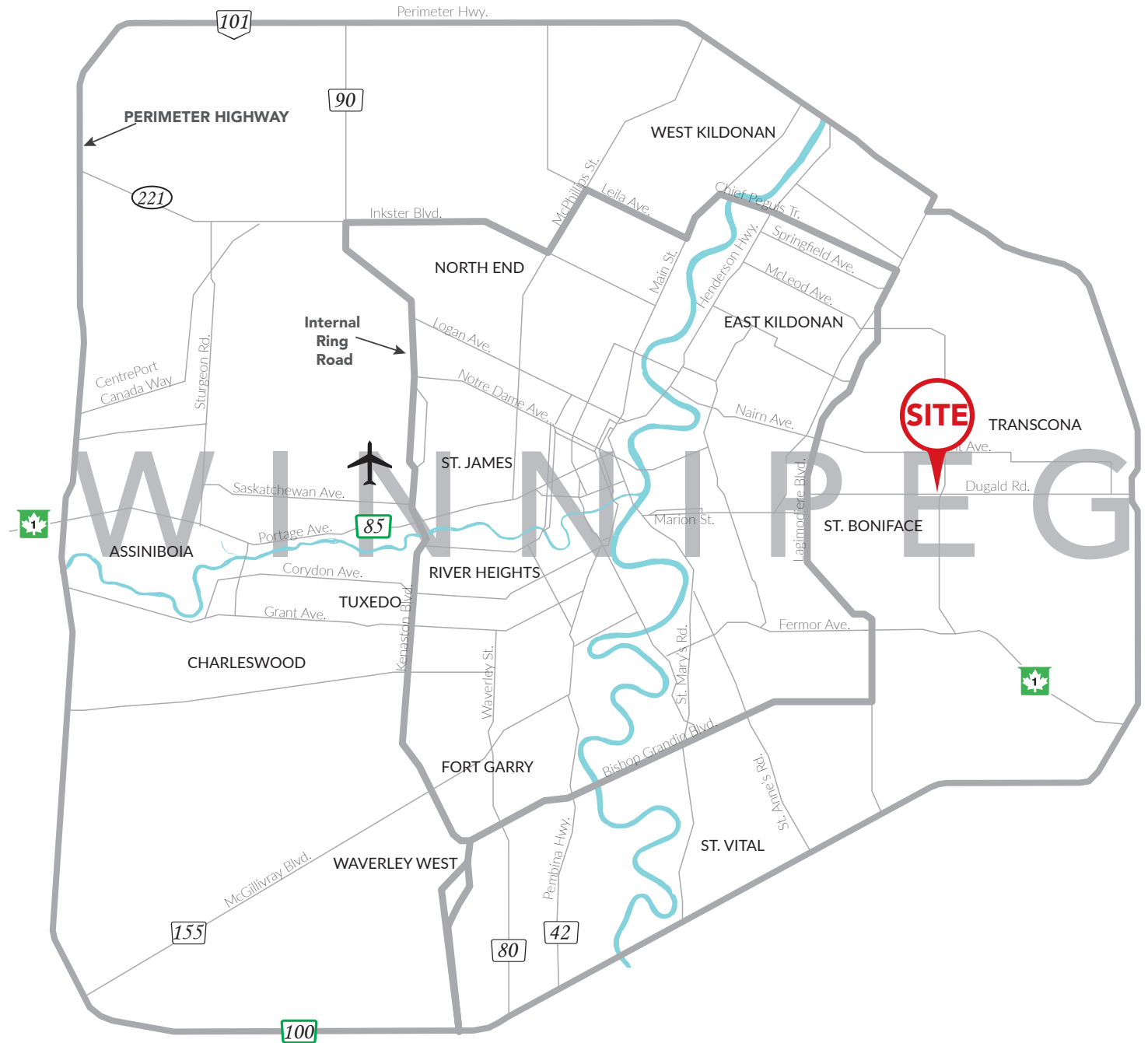
PERIMETER HIGHWAY

12 minutes



RICHARDSON INTL. AIRPORT

29 minutes



COMMERCIAL REAL ESTATE
SERVICES INC.

capitalgrp.ca



COMMERCIAL REAL ESTATE
SERVICES INC.

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300 - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4

T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Peter Kaufmann

Vice President, Sales & Leasing
(204) 985-1362
peter.kaufmann@capitalgrp.ca

Services provided by Peter Kaufmann Personal Real Estate Corporation

Eric Ott

Associate Vice President, Sales & Leasing
(204) 985-1378
eric.ott@capitalgrp.ca

Services provided by Eric A. Ott Personal Real Estate Corporation

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.