

# FOR LEASE

Freestanding Industrial/Retail Building

1545 18th St N, Brandon, Manitoba



**CAR  
ZONING**



**CONTROLLED  
INTERSECTION**



**FENCED  
COMPOUND**



**EXCELLENT  
EXPOSURE**



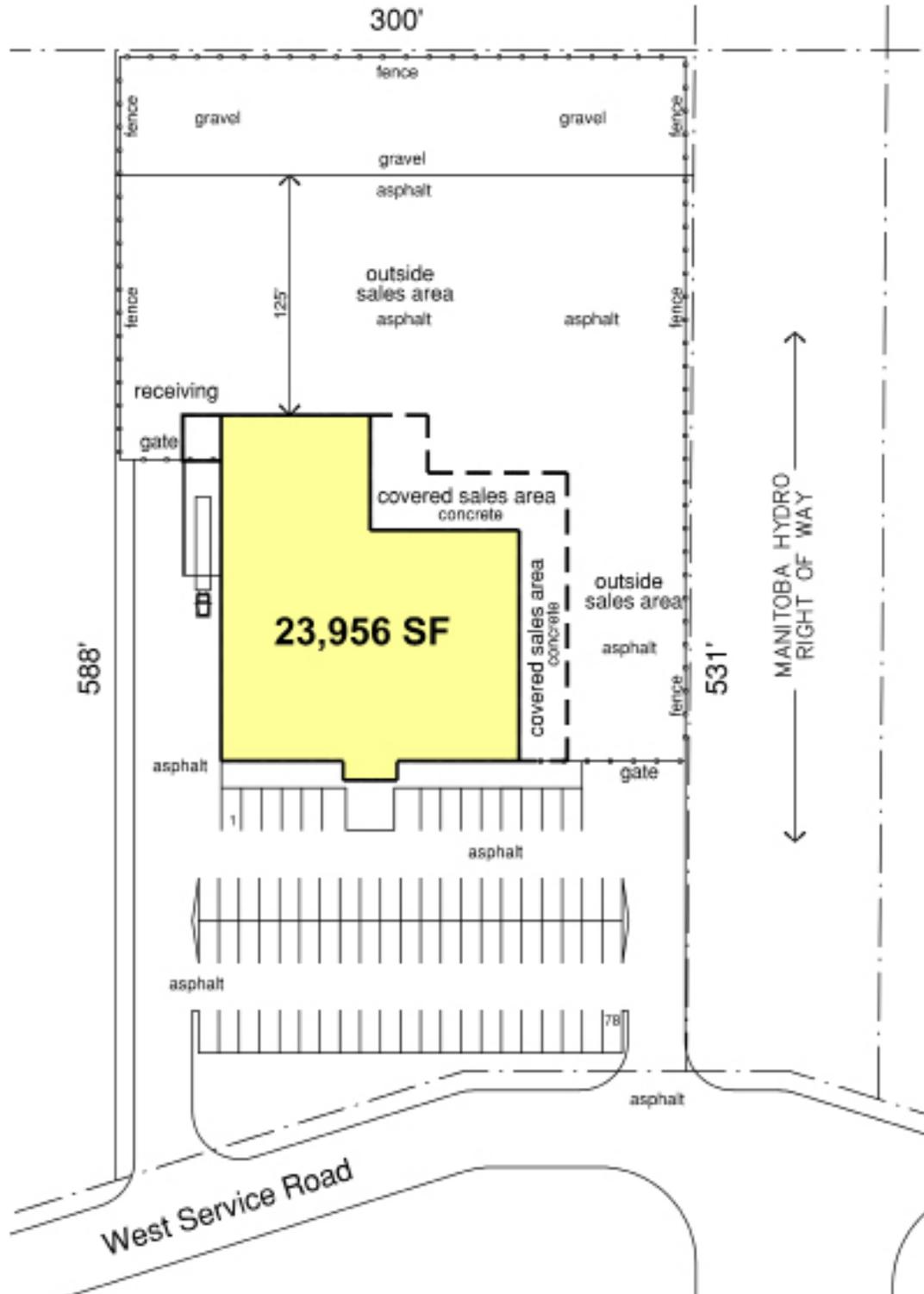
**DOCK  
LOADING DOORS**

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## PROPERTY SUMMARY

Available	+/- 23,956 SF
Land Area	+/- 3.76 Acres
Net Rent	\$18.50/SF
Taxes (2025)	\$3.89/SF
Zoning	CAR

## FEATURES

- Built in 2007
- 2 loading dock doors
- 6,964 SF covered sales area
- 66 customer parking stalls
- Fenced compound
- Former Peavey Mart

## LOCATION

- Controlled intersection on 18th Street.
- Located less than 1 km from Corral Centre, offering convenient access to Walmart, Safeway, Dollarama, Mark's, Home Depot, Starbucks, and more.
- 1.25 km to Trans Canada Highway.
- Situated on 18th Street North with easy access to Highway 1.



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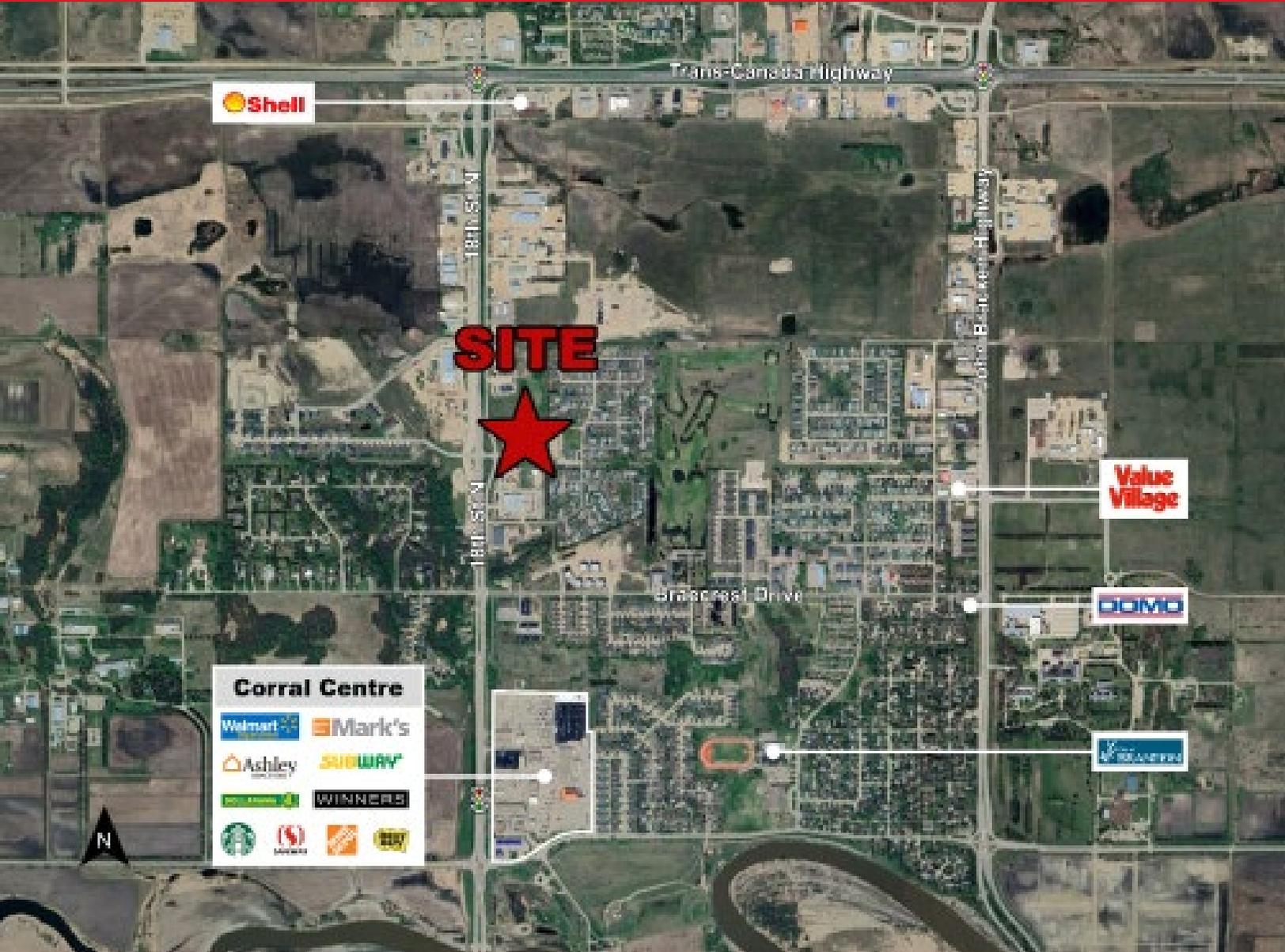
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ate, based on Manitoba Assessments data, and for illustrative purposes only.

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*Succeeding by Helping Others Succeed*



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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