

1717 Dublin Avenue

Winnipeg, Manitoba

Unit 2B-1717 Dublin Avenue
Winnipeg, MB R3H 0M8
www.cbre.ca/winnipeg

Industrial Warehouse | For Lease

Property Information

Industrial Warehouse Space

1717 Dublin is conveniently located within the St. James Industrial Park, with easy access to major transportation routes.

This warehouse unit totals 2,478 square feet and is fully sprinklered, with 1 grade door and 12' ceilings.

Asking Net Rent: \$8.95 PSF

Additional Rent: \$7.13 PSF (2025 est.)
plus 5% mgmt fee on gross rent

Loading: 1 grade door

Ceiling Height: 12'

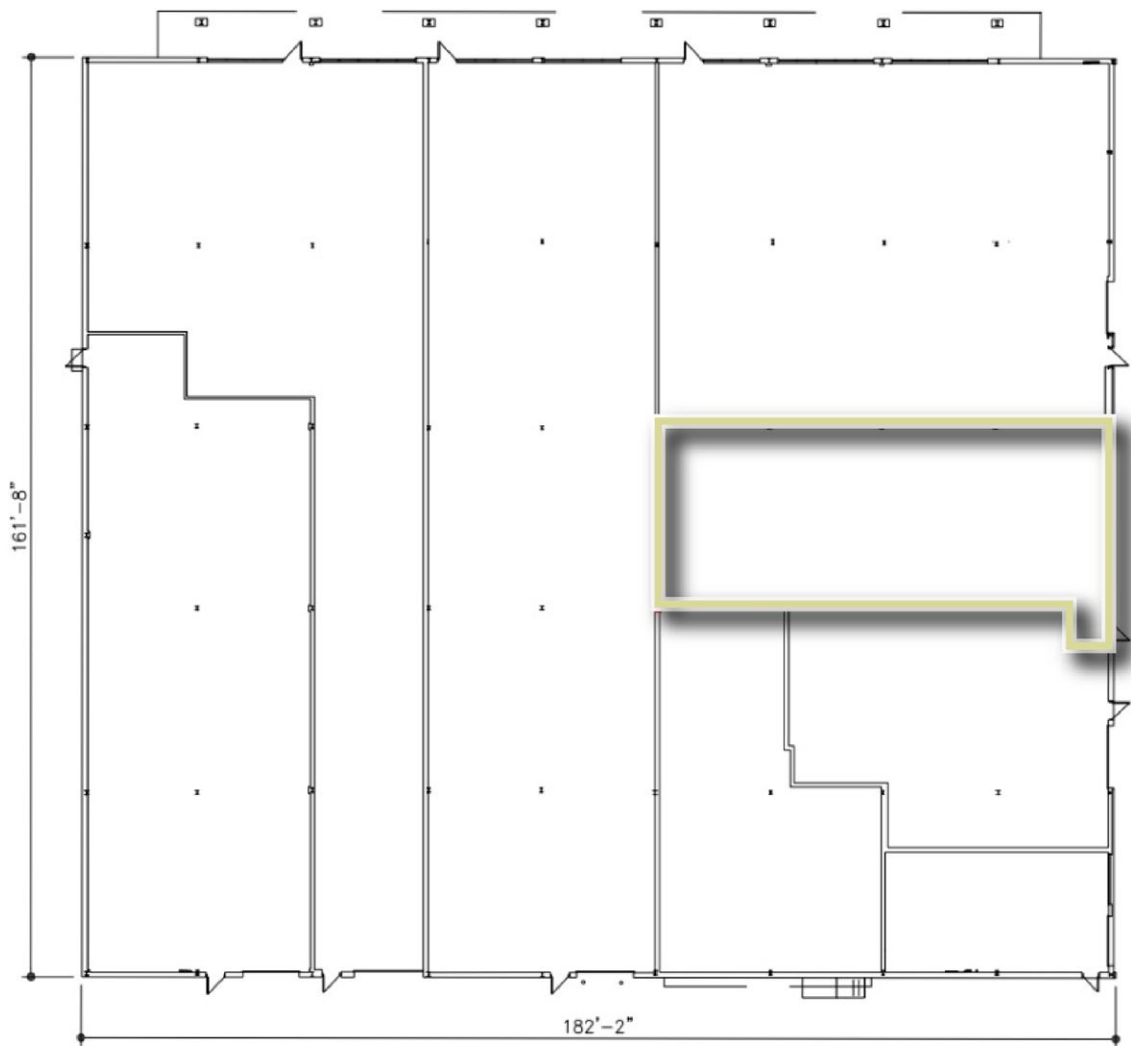
Zoning: M2

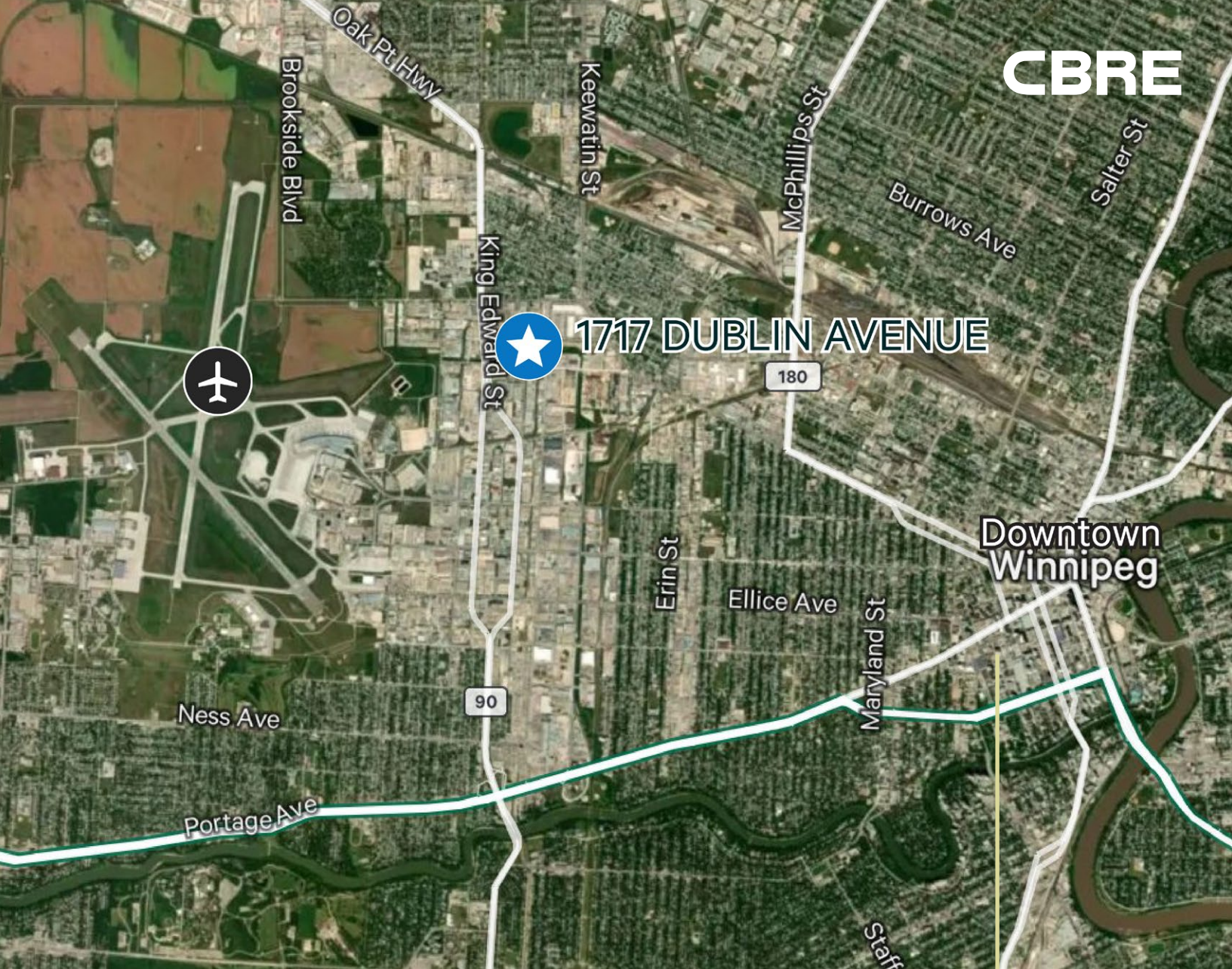
Available: Immediately



Floor Plan

2,478 SF AVAILABLE





The Location

St. James Industrial Park

1717 Dublin Avenue is ideally located within close proximity to the amenities of the Polo Park retail node, St. James retail node and provides easy access to major transportation routes.

The site is just 4 minutes from the Winnipeg James Armstrong International Airport, and 15 minutes to Downtown Winnipeg.



For more information, please contact:

Cam Hildebrand
Vice President
204 500 5008
cam.hildebrand@cbre.com

Daniel Mondor
Vice President
Personal Real Estate Corporation
204 500 5003
daniel.mondor@cbre.com

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.