

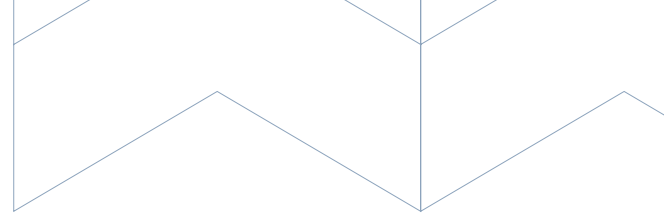


770 Pandora Avenue East, Winnipeg, Manitoba

Freestanding Industrial Buildings Available in Transcona

For Lease





Building B

+/- 3,858 sq. ft.

SIZE

\$13.50/sq. ft.

NET LEASE RATE

\$3.75/sq. ft.

CAM & PROPERTY TAXES

+/- 23' clear

CEILING HEIGHT

Grade loading

LOADING

M3 - Manufacturing

ZONING

- Large compound space available

Features

- Building B offers open warehouse with one 12' x 14' grade level door
- Building C features open warehouse, second floor office, kitchen, compressor room and three 14' x 16' grade level doors (with potential for more)
- Ample on-site parking available and designated loading areas & truck access facilitating seamless movement of goods and materials within the industrial complex.

Building C

+/- 14,379 sq. ft.

SIZE

\$13.50/sq. ft.

NET LEASE RATE

\$3.75/sq. ft.

CAM & PROPERTY TAXES

+/- 40' to 46' clear

CEILING HEIGHT

Grade loading

LOADING

M3 - Manufacturing

ZONING

- Large compound space available
- Cold storage available - 5,770 sq. ft. & 9809 sq. ft. (can be combined)

- Strategically positioned along Pandora Avenue East providing quick access to major transportation routes including Dugald Road and the Perimeter Highway
- Located in Transcona, in close proximity to nearby amenities, including shopping, restaurants, hotels, and public transportation, catering to the diverse needs of industrial tenants and their employees

Highlights



Located in the
HEART OF TRANSCONA



Excellent Access
TO MAJOR TRANSPORTATION
ROUTES



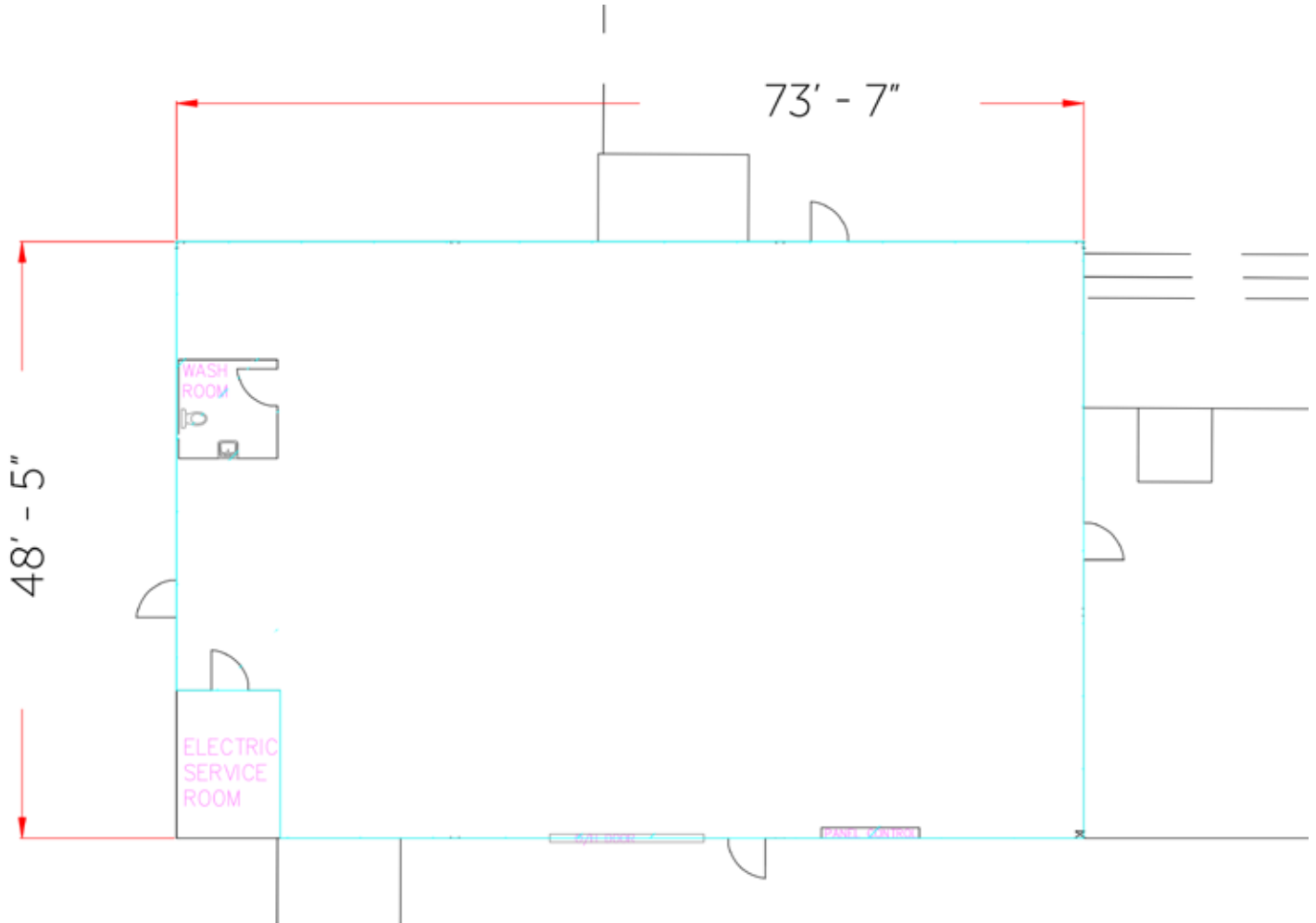
Ideally Suited For
DISTRIBUTION OR
MANUFACTURING



Heavy
POWER



Building B Floor Plan



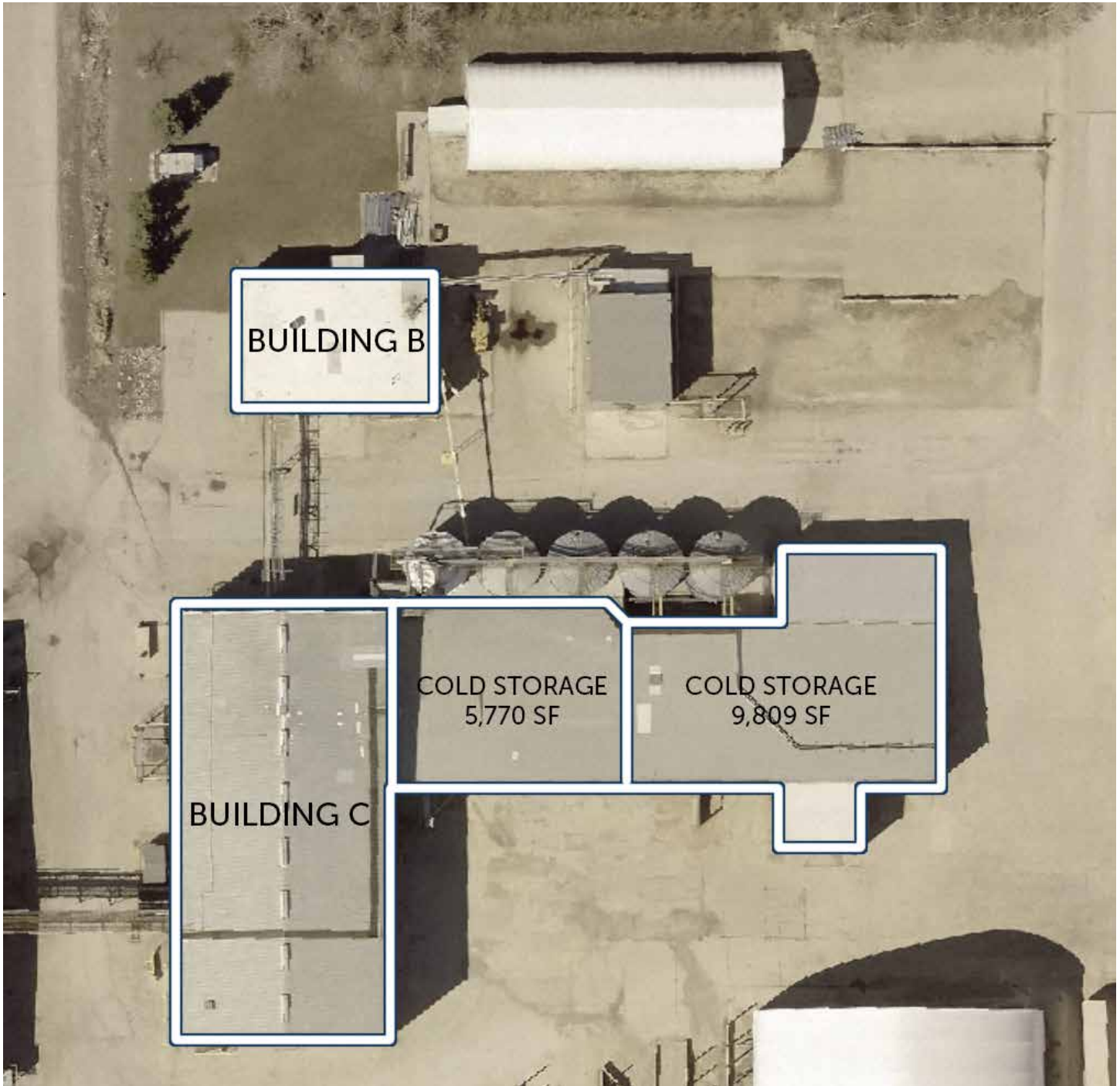
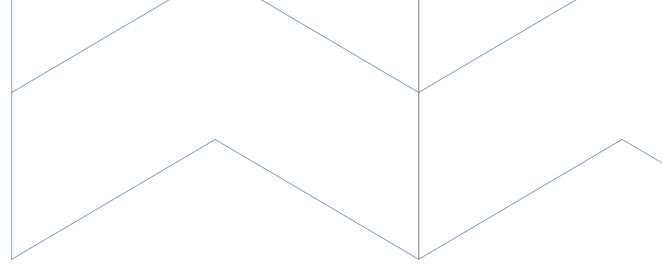
Building B





Building C









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For Lease



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