



301 Weston Street, Winnipeg MB

# Office/industrial space for lease

Conveniently located close to the Winnipeg James A. Richardson International Airport and with access to some of Winnipeg's major transportation routes.

## Dan Bushuk

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Colliers

# Property Overview

## Site Plan

<b>Zoning</b>	M2 - Industrial
<b>Unit D</b>	1,411 SF
<b>Unit L</b>	2,086 SF



Access to major routes



±4.7 acres of land



Ample on-site parking



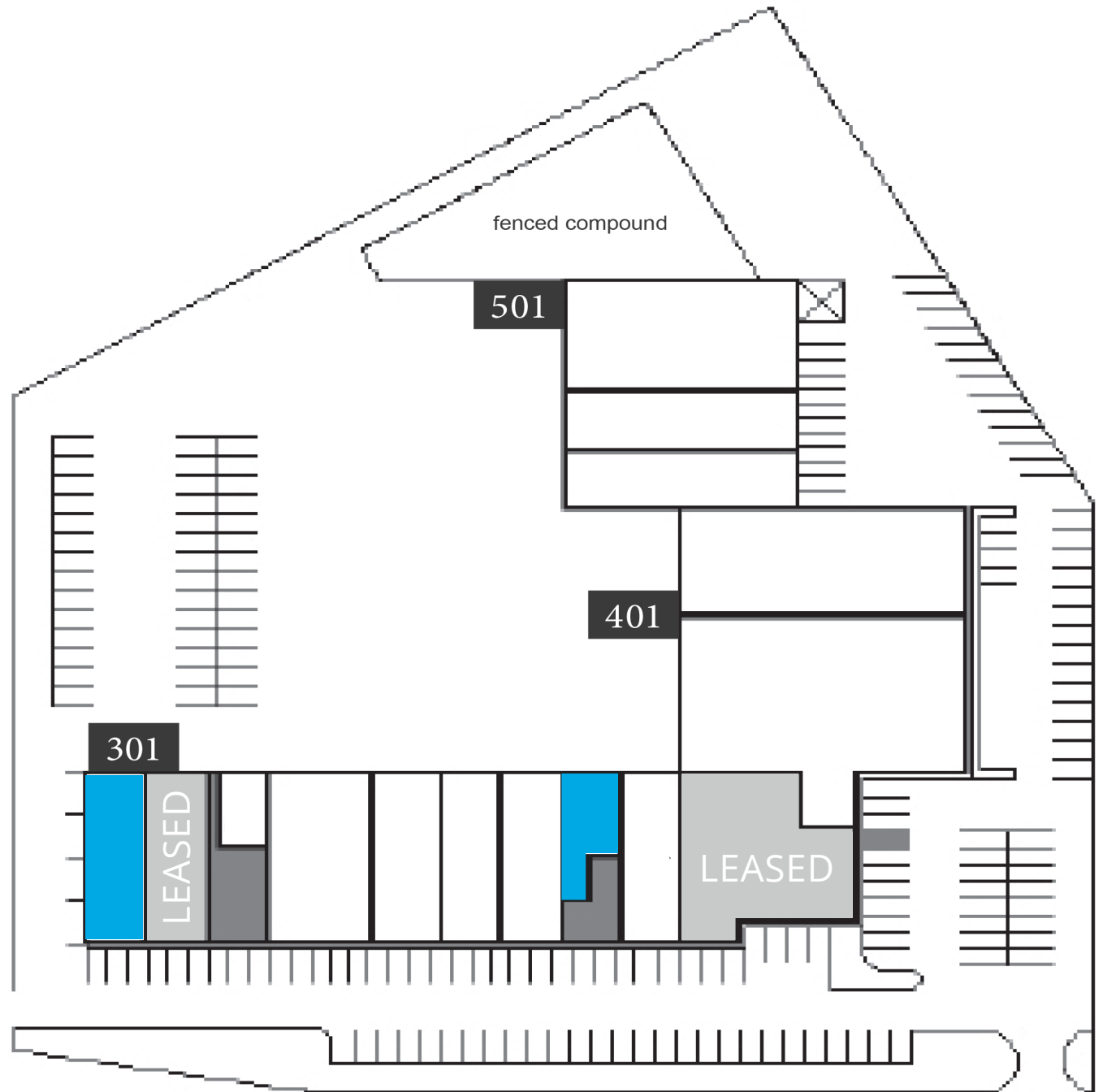
Mix of office and industrial



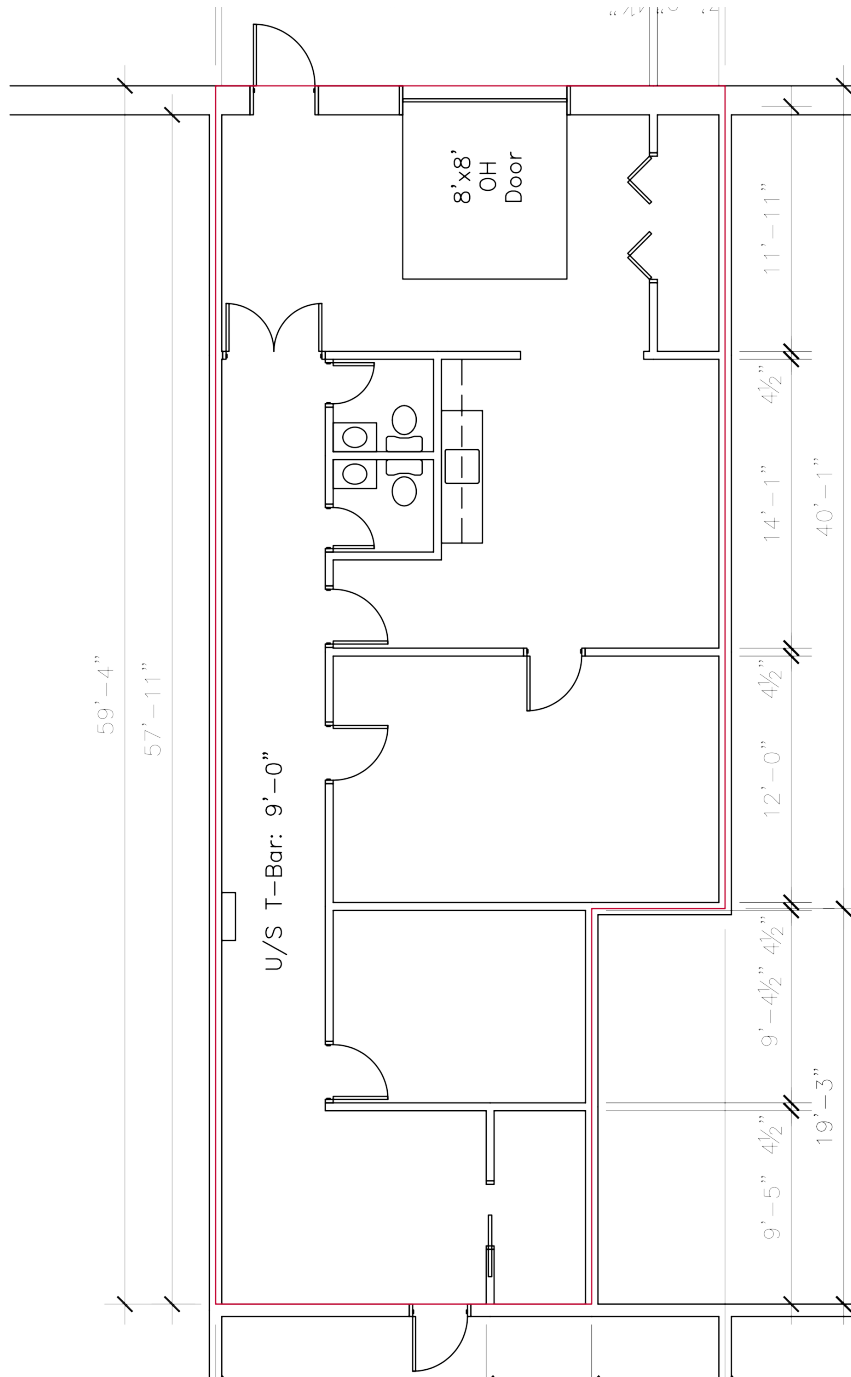
7 min. to Trans Canada Highway



Grade loading



# Unit D

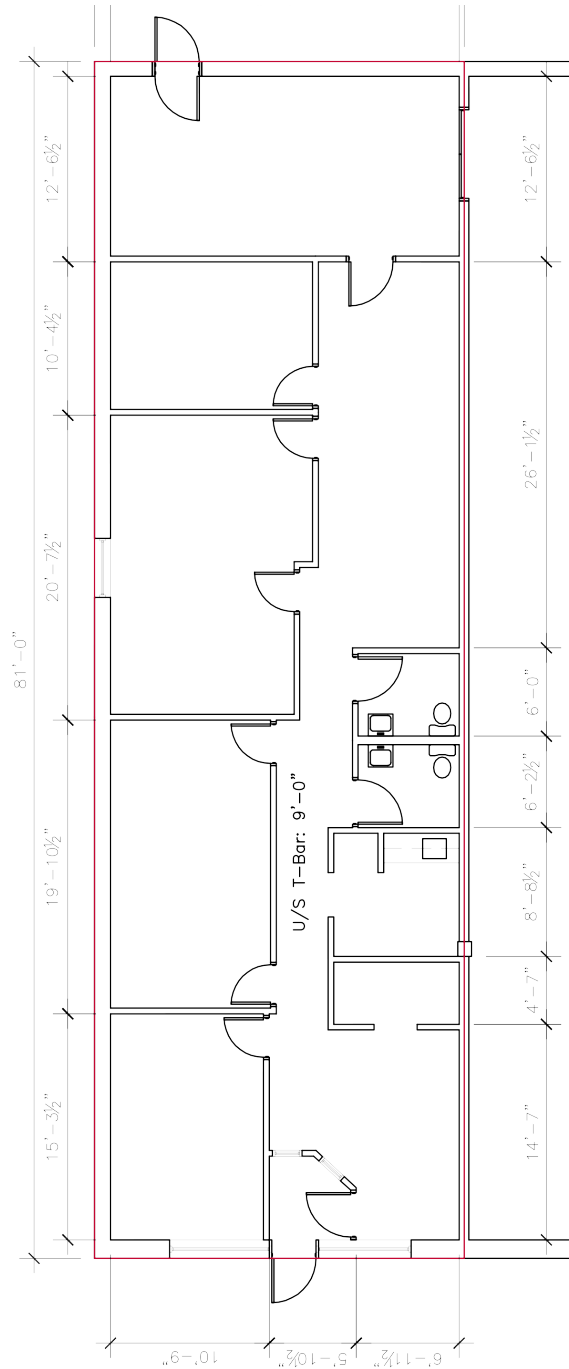


## Highlights

<b>Area available</b>	1,411 SF
<b>Loading</b>	8' x 8' grade door
<b>Net rental rate</b>	\$8.95/SF
<b>Additional rent</b>	CAM \$3.11/SF Property Tax \$ 2.10/SF Utilities: \$2.37 (water & hydro) +5% management fee
<b>Available</b>	Immediately

1,411  
square feet  
available

# Unit L



## Highlights

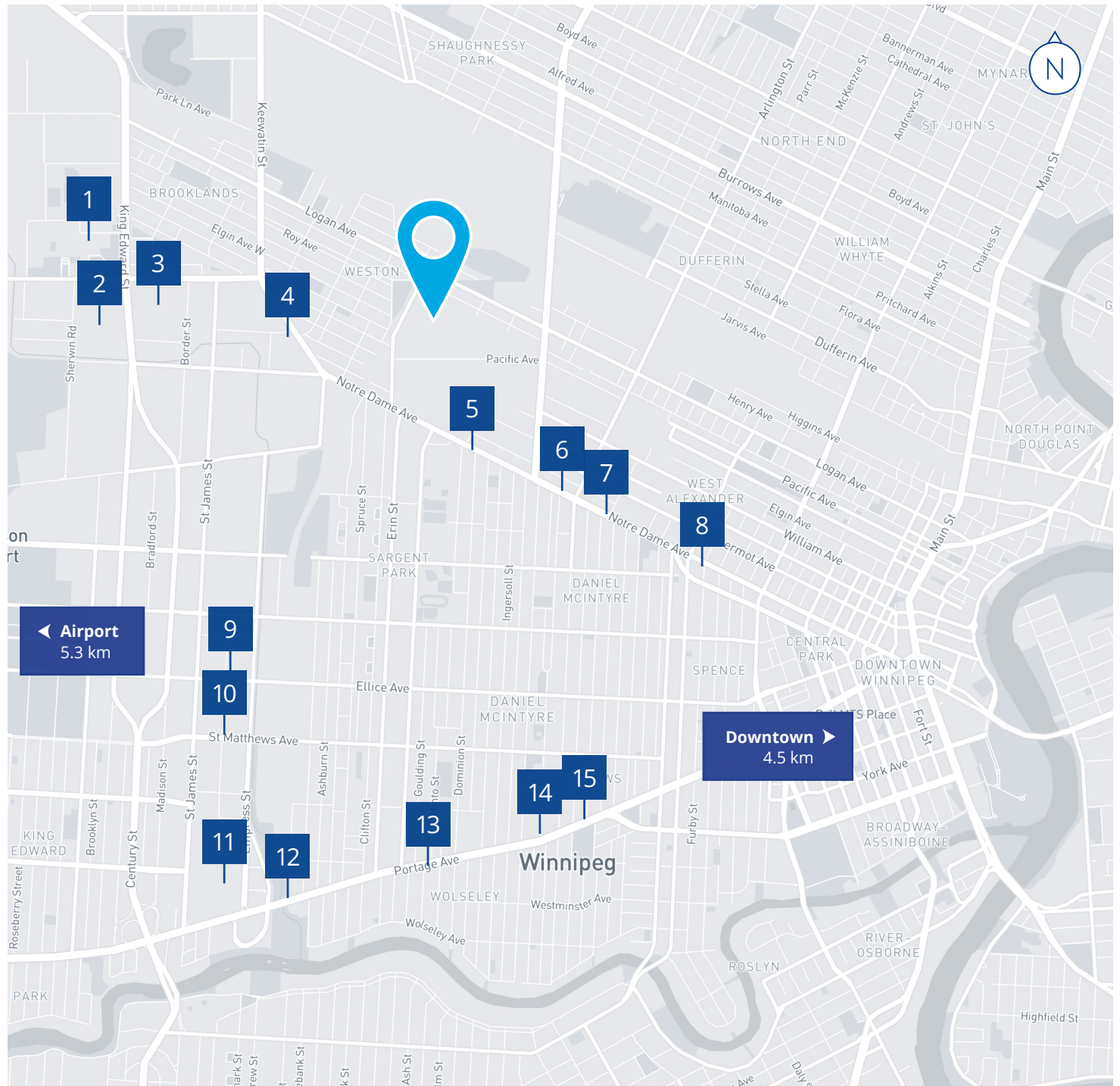
<b>Area available</b>	2,086 SF
<b>Loading</b>	8' x 8' grade door
<b>Net rental rate</b>	\$8.95/SF
<b>Additional rent</b>	CAM \$3.11/SF Property Tax \$ 2.10/SF Utilities: \$2.37 (water & hydro) +5% management fee
<b>Available</b>	Immediately

2,086  
square feet  
available

# Nearby Amenities

 Subject property

- |    |                    |
|----|--------------------|
| 1  | Red River College  |
| 2  | A & W              |
| 3  | McDonald's         |
| 4  | Tim Horton's       |
| 5  | Burger King        |
| 6  | Super Lube         |
| 7  | 7-Eleven           |
| 8  | No Frills          |
| 9  | Walmart            |
| 10 | Dollarama          |
| 11 | Polo Park          |
| 12 | Earls Polo         |
| 13 | McDonald's         |
| 14 | Dairy Queen        |
| 15 | Shoppers Drug Mart |





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