



Building D - 770 Pandora Avenue East, Winnipeg, Manitoba

Freestanding Industrial Building Available in Transcona

For Lease



Property Details

+/- 55,283 sq. ft.

SIZE

\$11.95/sq. ft.

NET LEASE RATE

\$3.75/sq. ft.

CAM & PROPERTY TAXES (INCLUDES UTILITIES)

+/- 29.5 ft.

CEILING HEIGHT

Grade loading (possible dock loading)

LOADING

M3 - Manufacturing

ZONING

Features

- **Up to +/- 16 acres compound space available**
- Rail access available
- Ample on-site parking and designated loading areas & truck access facilitating seamless movement of goods and materials within the industrial complex.
- 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

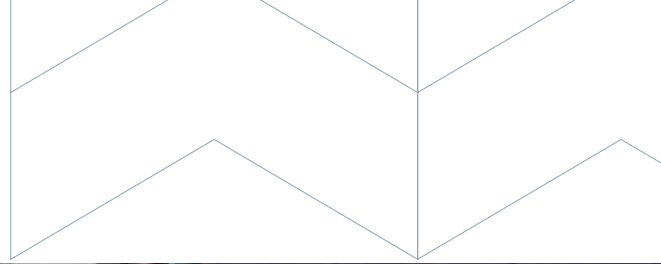


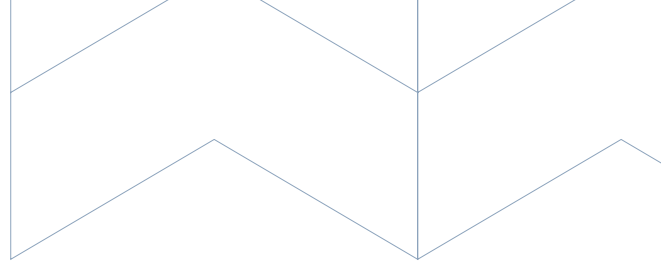
Ideally Suited For
DISTRIBUTION OR
MANUFACTURING

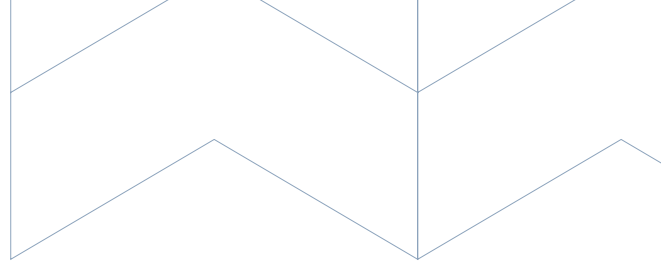


Heavy
POWER





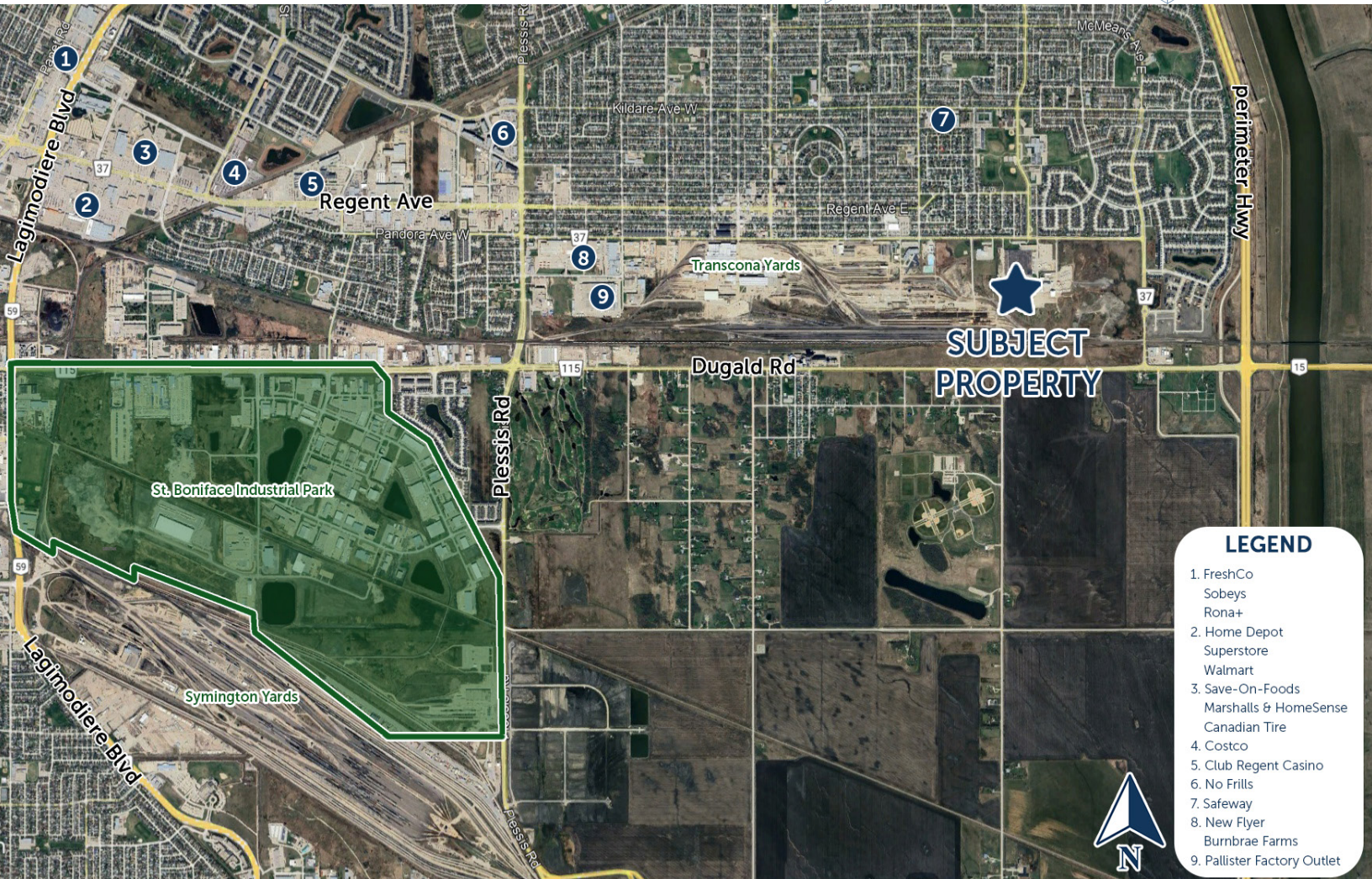




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- LEGEND**
1. FreshCo
Sobeys
Rona+
 2. Home Depot
Superstore
Walmart
 3. Save-On-Foods
Marshalls & HomeSense
Canadian Tire
 4. Costco
 5. Club Regent Casino
 6. No Frills
 7. Safeway
 8. New Flyer
Burnbrae Farms
 9. Pallister Factory Outlet

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