

HIGH-QUALITY WAREHOUSE SPACE FOR LEASE



2030 NOTRE DAME AVENUE

WINNIPEG, MB



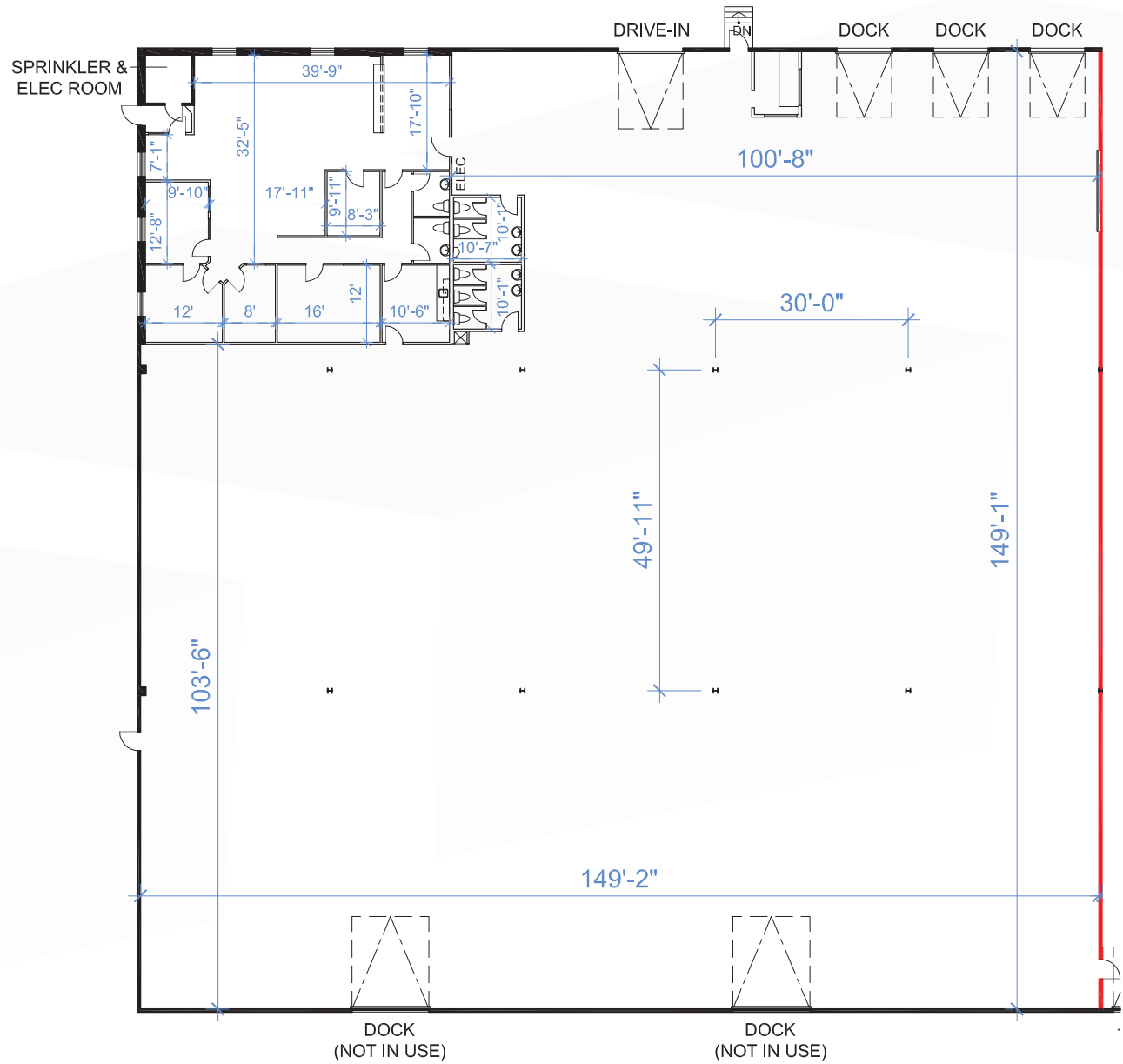
PROPERTY DETAILS

BUILDING AREA (+/-)	107,757 sq. ft.
AREA AVAILABLE (+/-)	22,488 sq. ft.
NET RENTAL RATE	\$10.50 per sq. ft.
ADDITIONAL RENT	\$5.00 per sq. ft.
LOADING	3 dock and 1 grade level door
CLEAR HEIGHT (+/-)	20'
ELECTRICAL	400 amp, 347/600 Volt, 3 Phase
SPRINKLER	Wet Sprinkler System
ZONING	M2 Industrial
AVAILABILITY	January 1, 2026

PHOTOS



FLOOR PLAN



INTERIOR PHOTOS



SITE AERIAL



CENTREPORT CANADA

CN RAIL LINE

CP RAIL LINE

Industrial
Manufacturing
&
Logistics

CentrePort
Canada
Rail Park

Strategic
Development

Future
Residential

CP RAIL LINE

MURRAY IND.



WINNIPEG
RICHARDSON
INTERNATIONAL AIRPORT

NORTH INKSTER IND.



INKSBROOK IND. PK.



NORTHWEST BUS. PK.



INKSTER IND. PK.



INKSTER BOULEVARD

OAK POINT IND.



WESTON SHOPS



SITE

OMAND'S CREEK IND.



ST. JAMES IND.



Pp
POLO PARK

LOCATION AERIAL



DRIVE TIME ANALYSIS



WINNIPEG AIRPORT
4 minute



TRANSCANADA HIGHWAY
10 minutes



CENTREPORT CANADA WAY
10 minutes



PORTAGE & MAIN
22 minutes



CF POLO PARK
10 minutes

CONTACT

LUKE PAULSEN, Vice President, Sales & Leasing

(204) 985-1358

luke.paulsen@capitalgrp.ca

Services provided by Luke Paulsen Personal Real Estate Corporation

CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Disclaimer: Capital Commercial Real Estate Services Inc. ("Capital") does not accept or assume any responsibility or liability, direct or consequential, for the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties. This information has not been verified by Capital, and Capital does not guarantee the accuracy, correctness and completeness of this information. The recipient of this information should take such steps as the recipient may deem necessary to verify the information in this document prior to placing any reliance upon it. The information may change and any property described in this document may be withdrawn from the market at any time without notice or obligation to the recipient from Capital.