

# FOR SALE/LEASE

Freestanding Building - Owner / Operator

1320 Loudoun Road, Winnipeg, Manitoba

**SHORT TERM LEASING OPPORTUNITY IN SOUTHWEST WINNIPEG**



**INDUSTRIAL  
SITE**



**GREAT  
ACCESS**



**ONSITE  
PARKING**



**COMPOUND  
SPACE AREA**

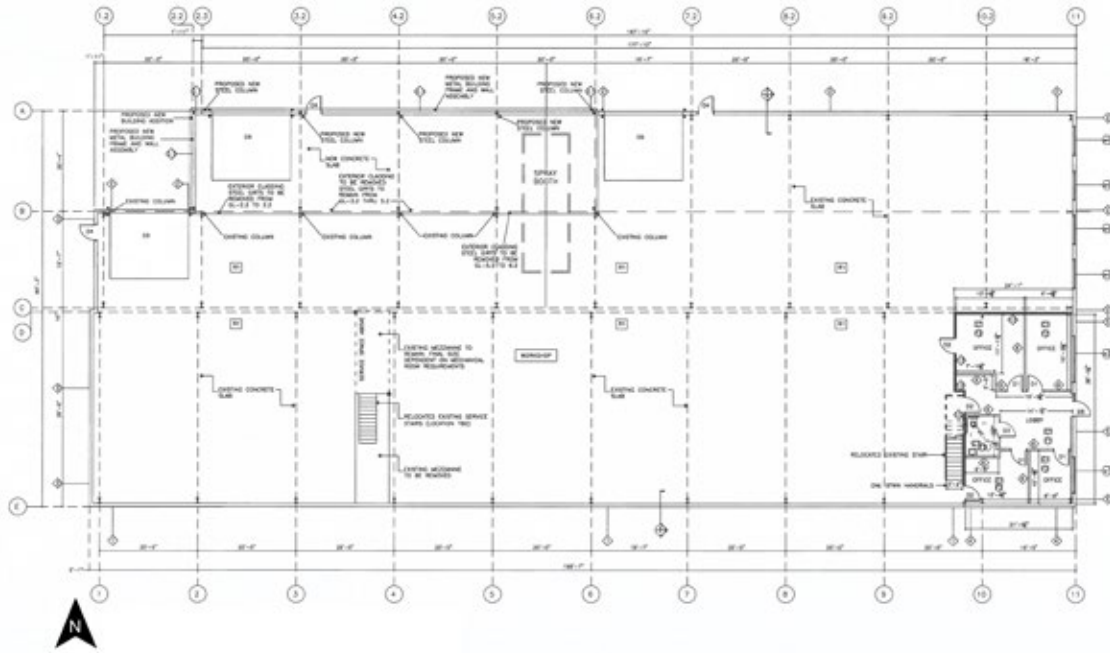
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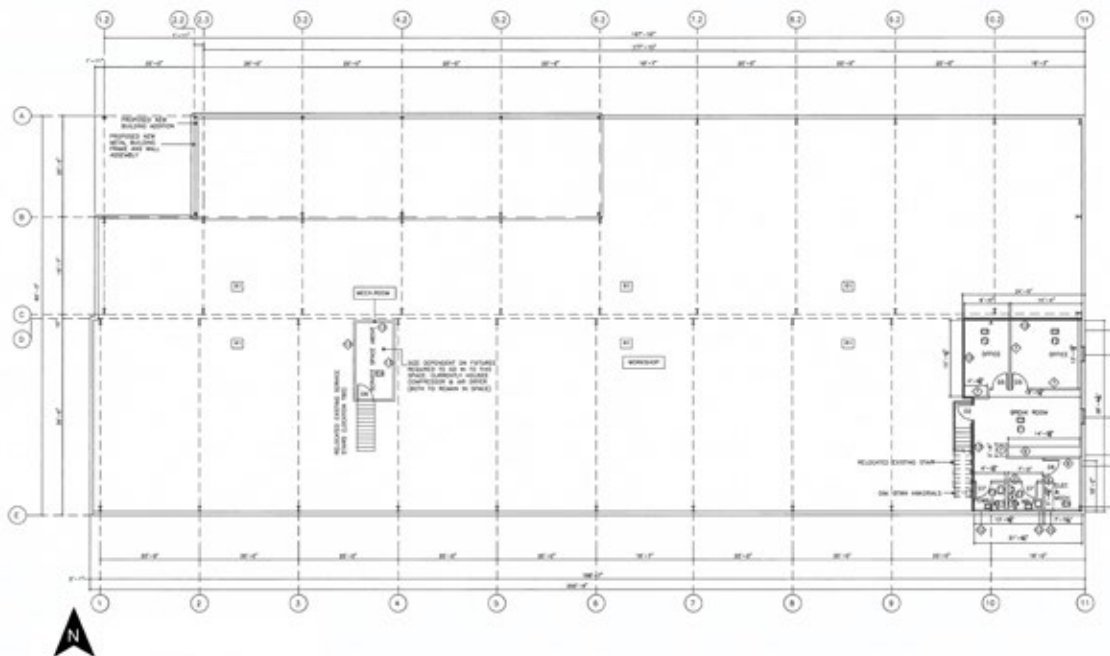
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## FLOOR PLAN - FIRST FLOOR



## FLOOR PLAN - MEZZANINE



204.474.2000

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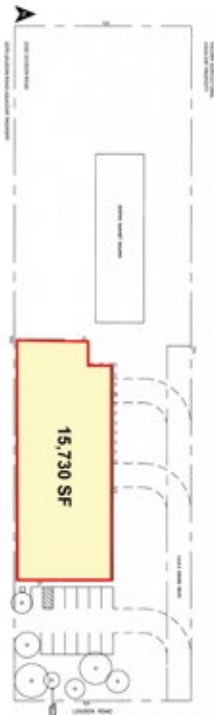
## PROPERTY SUMMARY

Building	15,730 SF plus mezzanine
Land Area	1.9 Acres
Asking Price	\$2,495,000
Property Taxes (2023)	\$31,347.20
Zoning	M1 - Light Industrial
Semi Gross Lease Rate	\$15.50/SF

## TENANT RESPONSIBILITIES

- Snow clearing.
- Utilities.
- Yard maintenance.
- Building maintenance.
- Cistern and septic tank maintenance.

## SITE PLAN



## FEATURES

- Short term leasing opportunity in the southwest.
- Rare single use industrial site within City of Winnipeg.
- Main floor has private offices and washrooms.
- Second floor has staff area/private office and staff washrooms.
- Natural light in the warehouse.
- Ceiling height 13' 5" - 14' 5" clear.
- Power 400 amps at 600 V 3 phase and 300 amps at 208 V 3 phase.
- Parking available in the front and compound area also available.
- Heating is gas fired 8,000 CFM, 1,100,000 BTU MVA unit.
- HVAC in office.
- Compressed airlines throughout the warehouse.
- 30,000 gallon water tanks on site for fire suppression.
- Water supply by cistern + septic tank for waste.
- Grade loading doors, 3 - 12' 6" H x 16' W. - With electrical openers.
- Quonset +/- 60 x 140 - covered cold storage.
- New roof.
- Recently renovated office and warehouse area.
- Updated LED lighting.
- New heating system in office and warehouse area.
- New windows throughout.
- New building envelope.
- Compound area and parking available.

## LEGAL DESCRIPTION

THE SLY 146 FEET PERP LOT.  
21 BLOCK 2 PLAN 1796 WLTO IN OTM.  
LOTS 32 TO 35 PERISH OF ST. CHARLES.



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# Shindico

*Succeeding by Helping Others Succeed*



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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