

# FOR LEASE

Freestanding Industrial Building

135 Midland Street, Winnipeg, Manitoba



**M3  
ZONING**



**2 TRANSIT  
STOPS NEARBY**



**ONSITE  
PARKING**



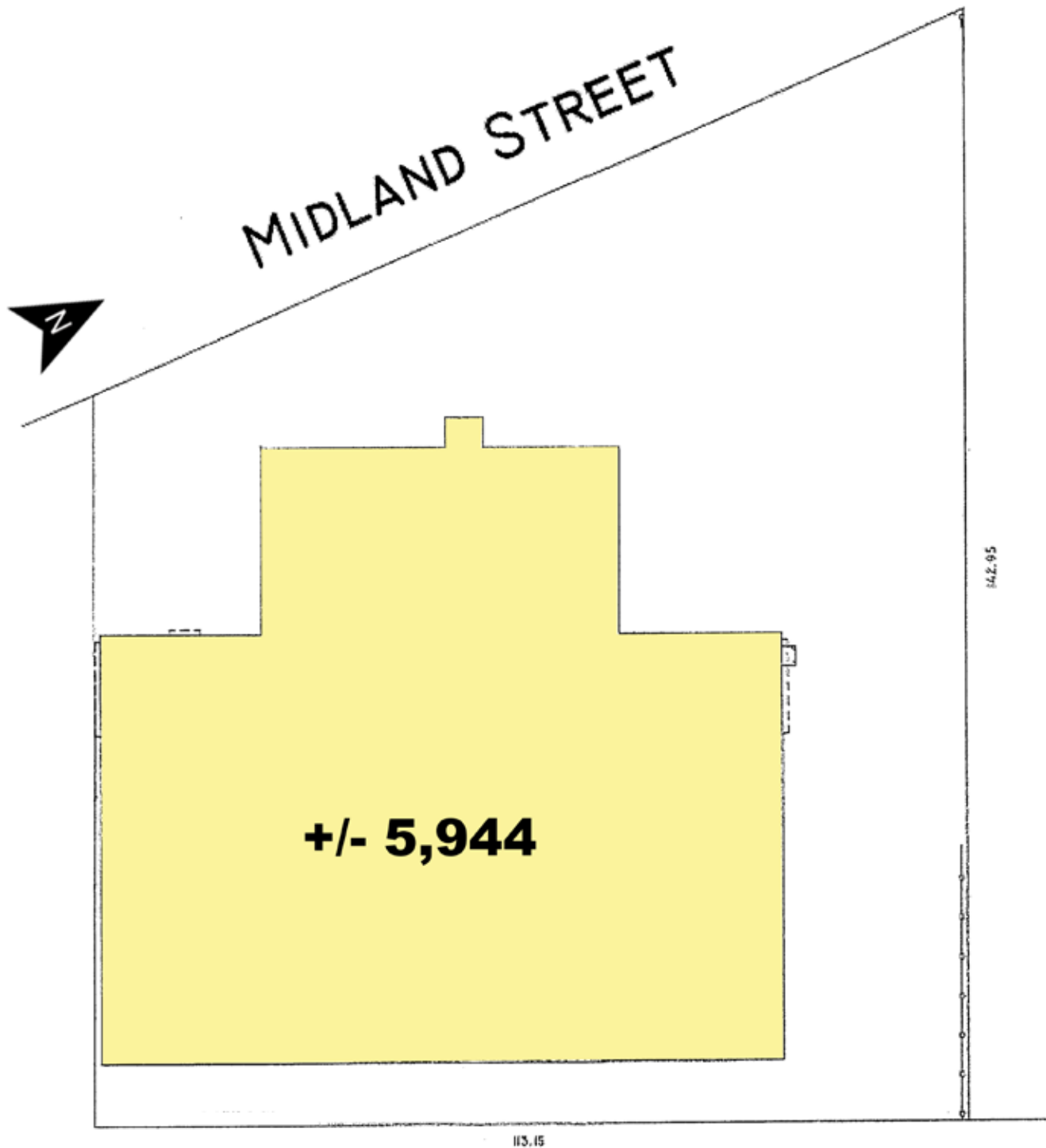
**2 GRADE LEVEL  
LOADING DOORS**

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## PROPERTY SUMMARY

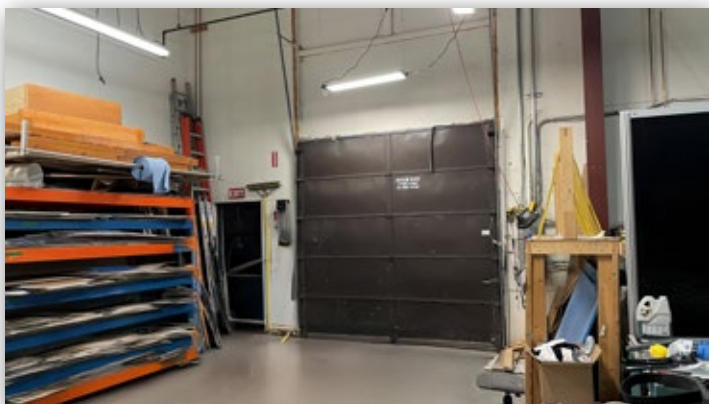
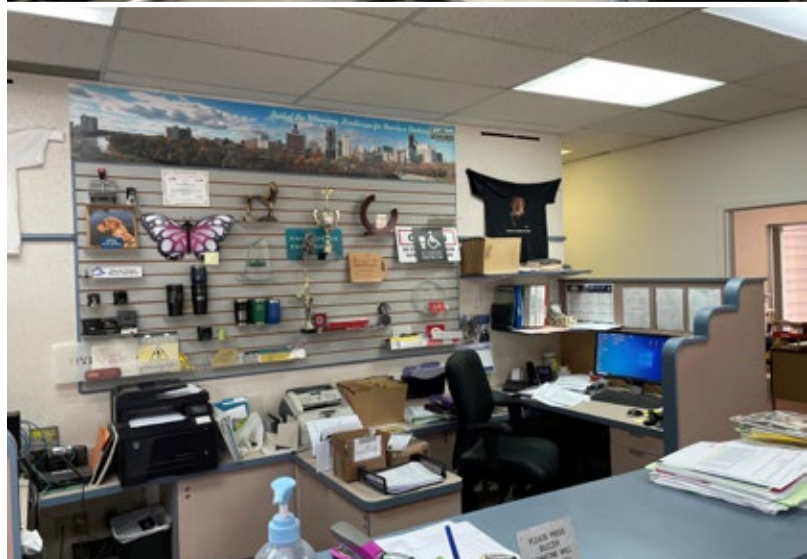
Available (May 1, 2025)	+/- 5,944 SF
Land Area	+/- 13,398 SF
Net Rent	\$11.95/SF
Additional Rent (2025 est.)	\$5.00/SF
Zoning	M3

## FEATURES

- Built in 1989
- 2 Grade Level Loading Doors
- Clear Span Warehouse
- Features 4 offices and a reception area
- On-site parking available

## LOCATION

- Situated in the St. James Industrial area, near the southeast corner of Notre Dame Avenue and Midland Street.
- Just minutes from the Winnipeg Richardson International Airport.
- Located close to major retailers like Costco, Rona, and Superstore.
- Multiple bus routes are available nearby, along Notre Dame Avenue and Dublin Avenue.





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FOR MORE INFORMATION, PLEASE CONTACT:

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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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