

# FOR LEASE

Industrial Building Available in the Omands Creek Industrial Park  
2141 Logan Avenue, Winnipeg, Manitoba

## INDUSTRIAL STRENGTH



**CLOSE TO  
TRANSPORTATION ROUTES**



**COMPOUND/TRUCK  
PARKING AVAILABLE**



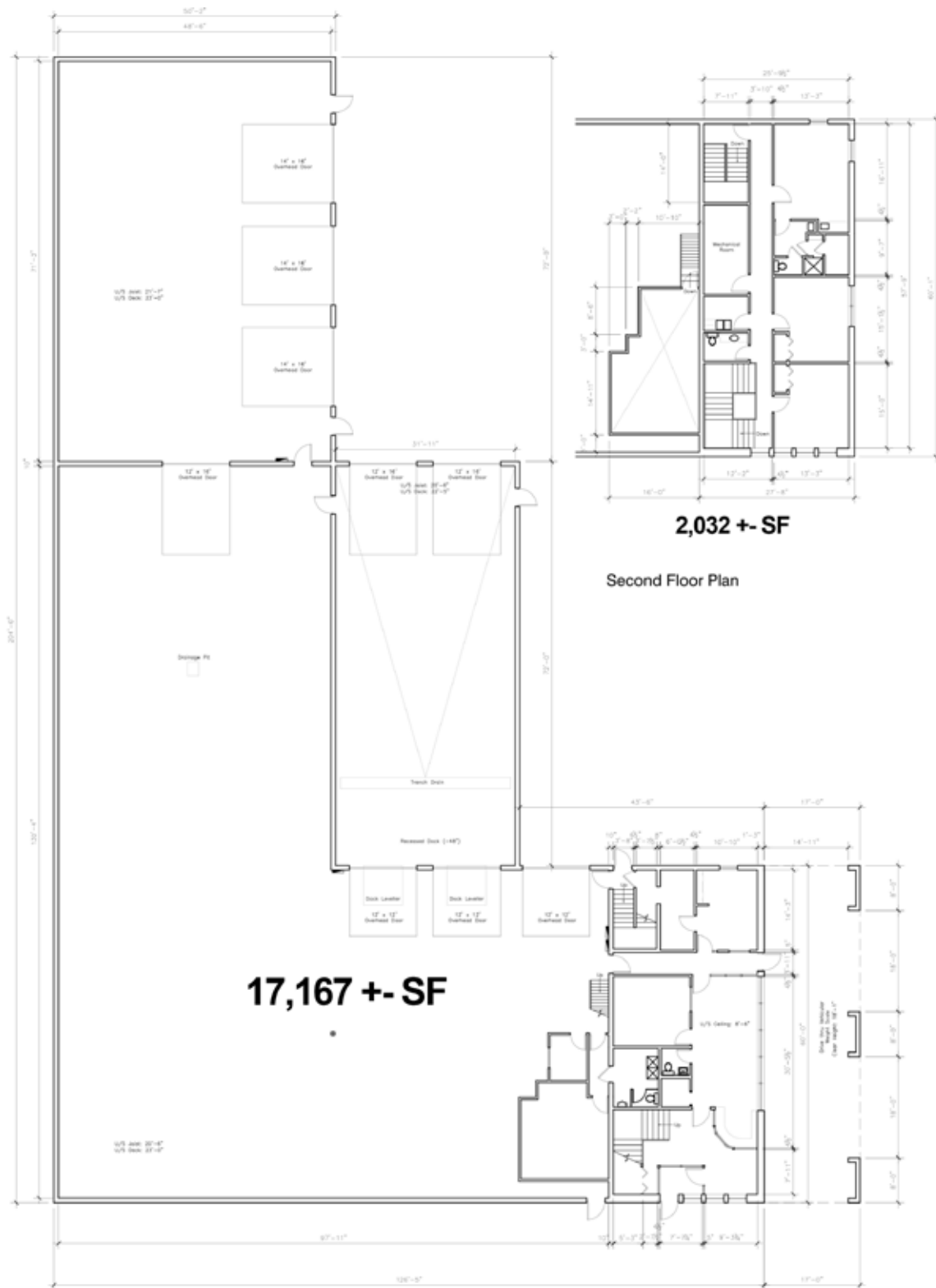
**OFFICE/WAREHOUSE**

[www.shindico.com](http://www.shindico.com)

**Shindico**

# FOR LEASE

2141 Logan Avenue, Winnipeg, Manitoba



Main Floor Plan

204.474.2000

**Shindico**

# FOR LEASE

2141 Logan Avenue, Winnipeg, Manitoba

## PROPERTY SUMMARY

Available: Main Floor - 17,167 +/- SF  
Second Floor (Office) - 2,032 +/- SF

Lease Rate \$7.95/SF

Possession Immediate

Property Taxes (2020) \$22,608.68

Power 600 Amp 3 Phase

Zoning M2 Industrial

Ceiling Height 20' +/-

Loading 2 x Interior Dock Doors w Levelers  
3 x 12' x 16' Grade Doors  
3 x 12' x 12' Overhead Doors  
(two to interior loading)

## FEATURES

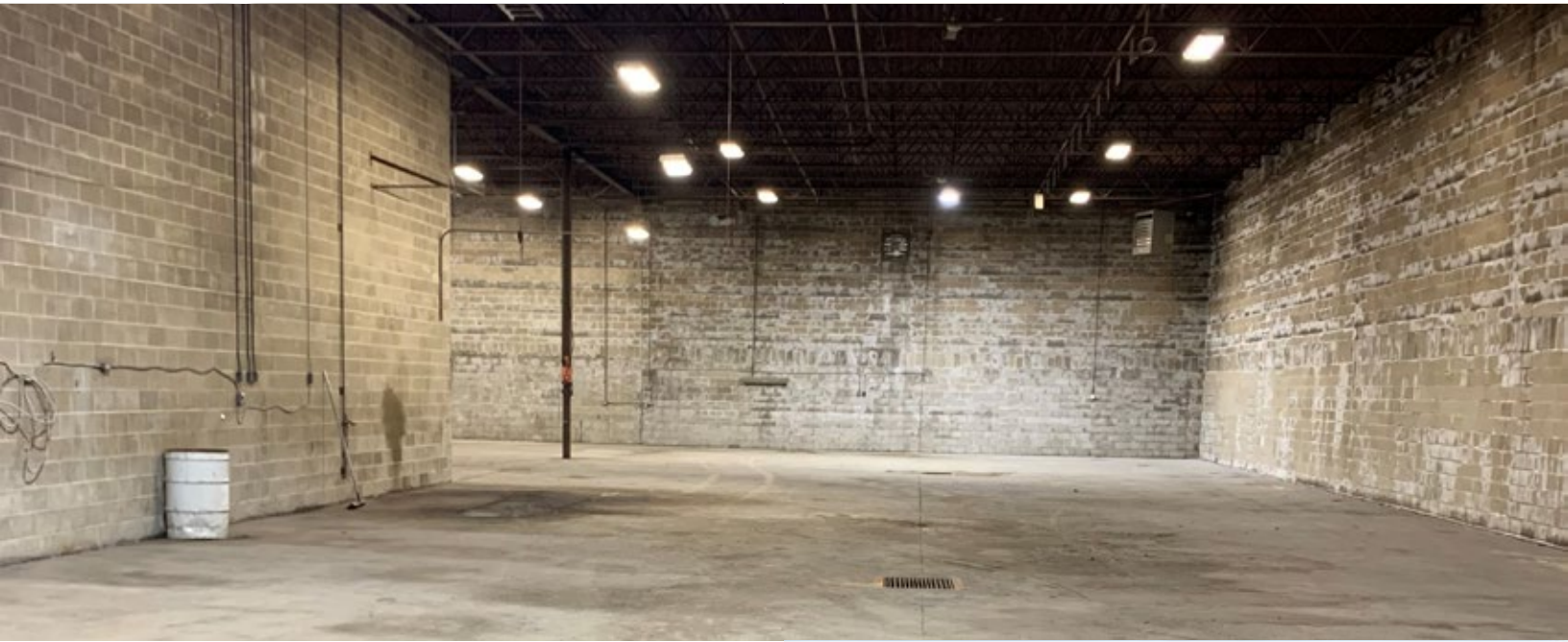
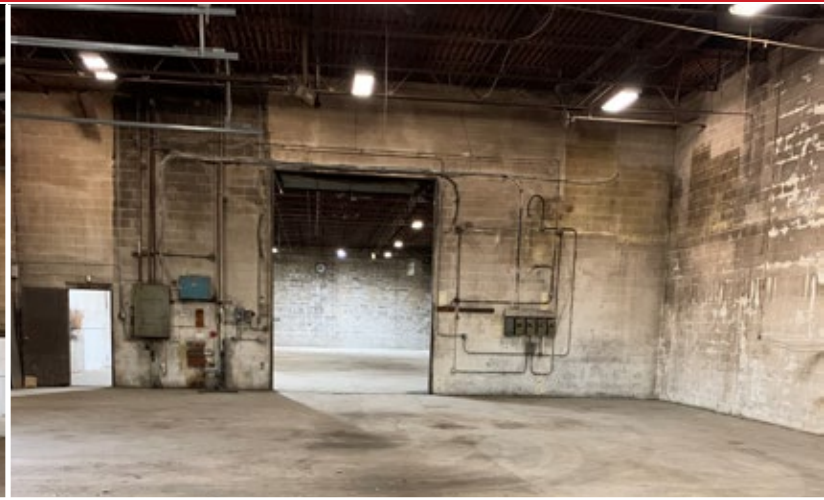
- Compacted & fenced gravel yard.
- Video surveillance.
- Grade drive in O/H door.
- Access to Ryan Street into compound.
- Main floor consists of reception, office, washrooms & warehouse.
- LED lighting in warehouse and office.
- Second floor consists of office, washrooms & mechanical room.
- Office in shop area.
- HVAC in office. Gas fired unit heaters in warehouse.
- Ample on-site parking.
- Potential uses include distribution, warehouse, manufacturing & trucking.
- Close to major transportation routes.
- Owner will consider offers.





# FOR LEASE

2141 Logan Avenue, Winnipeg, Manitoba



204.474.2000

**Shindico**

# FOR LEASE

2141 Logan Avenue, Winnipeg, Manitoba

## DRIVE TIMES FROM 2141 LOGAN STREET



Route from Subject Lands	Distance (km.)	Drive Time
<b>1</b> North Perimeter Highway (Hwy 100) & Rte 90	8.4	9 min
<b>2</b> East Perimeter Highway (Hwy 100) & Trans-Canada Highway East (Hwy 1)	34.5	255 min
<b>3</b> South Perimeter Highway (Hwy 100) & Hwy 75	21.2	32 min
<b>4</b> West Perimeter Highway (Hwy 100) & Trans-Canada Highway West (Hwy 1)	15.0	14 min
<b>5</b> Winnipeg Richardson International Airport	2.0	3 min
<b>6</b> Downtown (Portage Ave & Main St)	8.0	20 min
<b>7</b> Lagimodiere Boulevard (Hwy 59) & Regent Avenue West	11.8	24 min
U.S. Border Crossing via Hwy 75	117	1 hr 22 min
U.S. Border Crossing via Hwy 59	114	1 hr 26 min
Brandon, Manitoba	218	2 hr 17 min



