

# FOR LEASE

Warehouse & Office Space Available in East Kildonan

431 Thames Avenue, Winnipeg, Manitoba

## INDUSTRIAL STRENGTH



EXCELLENT  
TRANSIT



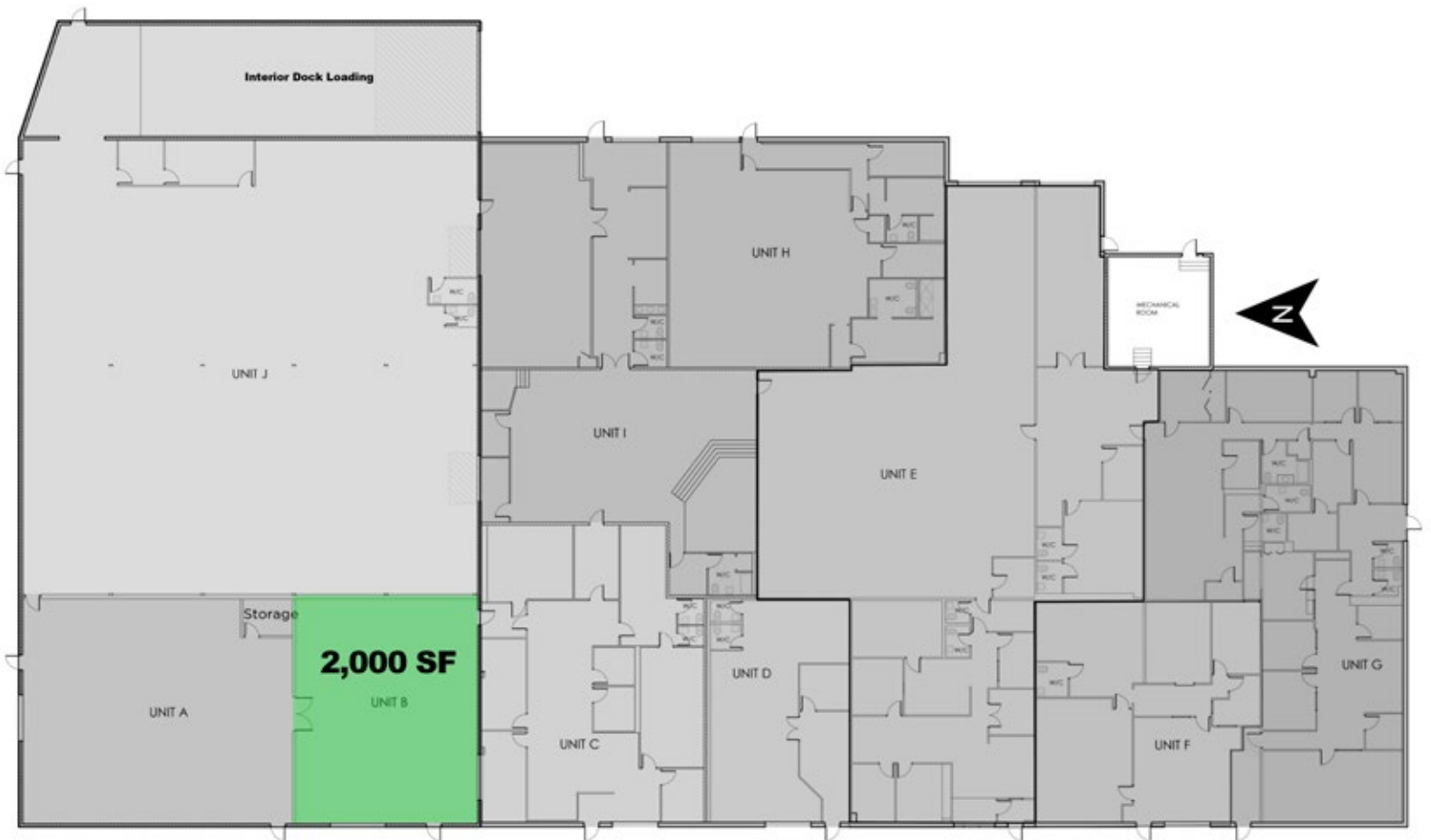
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PARKING

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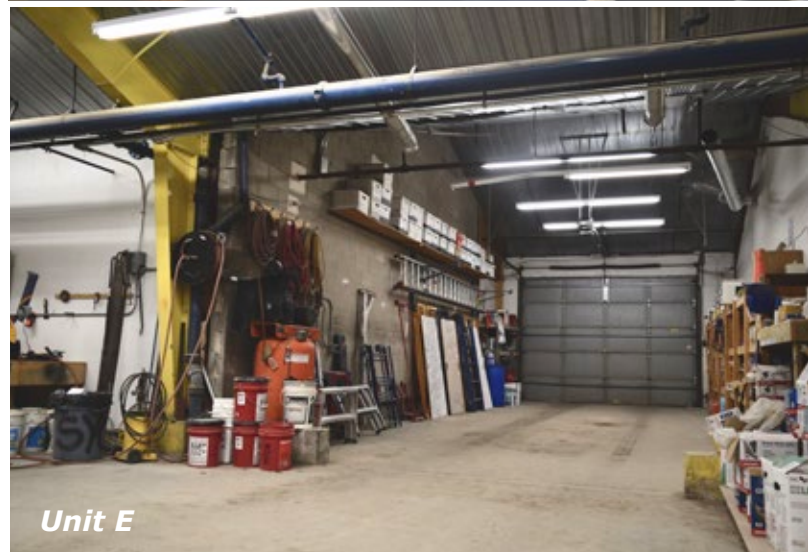
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## PROPERTY SUMMARY

Available	Unit B: 2,000 SF
Lease Rate	Unit B: \$10.00/SF
CAM (est.) (includes property tax & management fee)	\$2.85/SF
Gross Building Area	44,376 SF
Land Area	2.5 +/- Acres
Ceiling Height	12' - 17'
Power	200 Amp 3 Phase Power
Loading	Unit B: 1 Grade O/H (14 ft. high) Unit E: 1 Grade O/H Door
Parking	Ample On-Site
Zoning	C2 - Commercial

## FEATURES

- Located on Thames Avenue, just East off Watt street.
- New T8 LED high efficiency lighting (2018) and new roof (2015).
- Convenient access to City's core and major truck routes.
- Unit B available June 1, 2021.
- Unit E features built-out office including 4 private offices, boardroom, reception and kitchenette.





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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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