

FOR SUBLEASE

Office & Warehouse Available in St. Boniface Industrial Park

Unit 4 & 5, 45 Beghin Avenue, Winnipeg, MB R2J 4B9



**21' CEILING
HEIGHT**



**2X DOCK
1x GRADE**



**44,800 VEHICLES
PER DAY**
Dugald Ave. (2024)



**NEARBY
AMENITIES**

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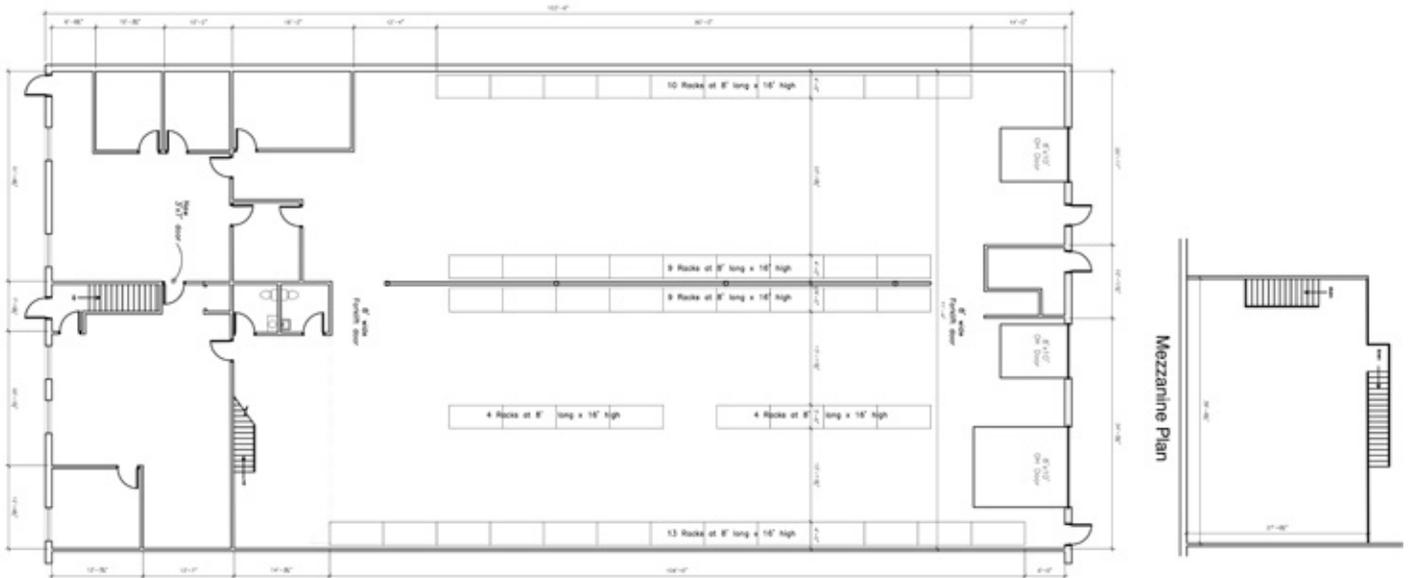
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FLOOR PLAN



204.474.2000

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PROPERTY SUMMARY

Available +/- 11,080 SF
Mezzanine +/- 1,080 SF

Building Size +/- 43,164 SF

Net Rent Contact Agent

Additional Rent \$6.51/SF

Parking +/- 7 Stalls

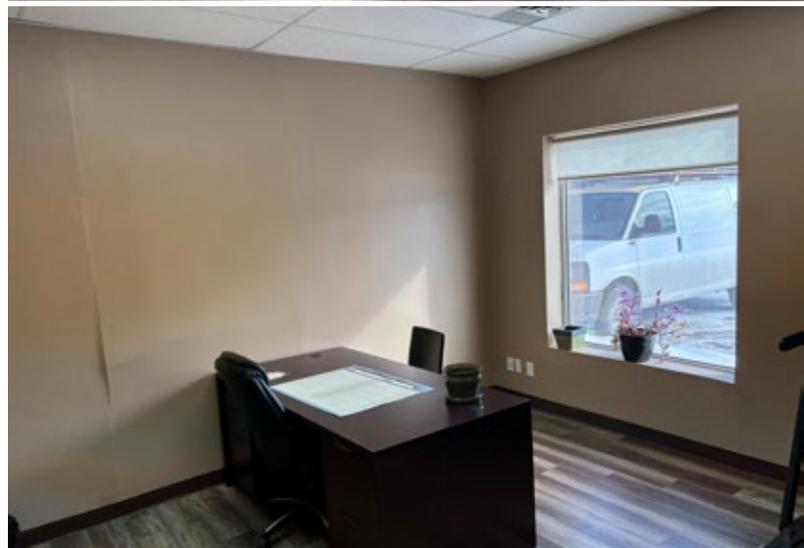
Loading 2x Dock
1x Grade

Zoning M2 - Industrial

Clear Height +/- 21 Ft.

Headlease Expiry Date December 31, 2027

Availability Immediately

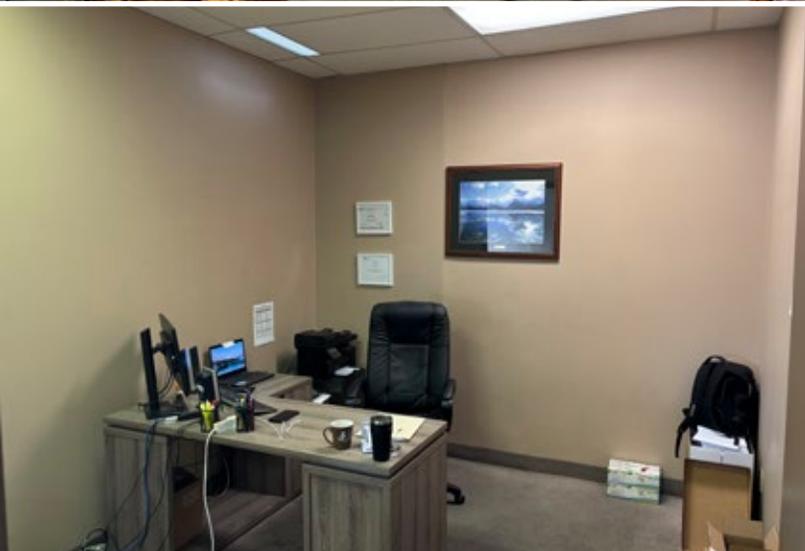


Tenants in St. Boniface Industrial Park:



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ST. BONIFACE INDUSTRIAL

Situated in St. Boniface Industrial Park, Winnipeg's second-largest industrial park spanning over 700 acres. The location offers convenient access to Lagimodiere Boulevard, Dugald Road, and Plessis Road, with quick connections to the Perimeter Highway, the Trans-Canada Highway, and Downtown Winnipeg.

The park is well served by several public transit routes and nearby retail amenities. Surrounding residential neighbourhoods and new developments provide access to a strong and diverse workforce, while Winnipeg's major corridors connect directly to key regional and national transportation routes, including Highway 75 and Highway 59 leading south to the United States.

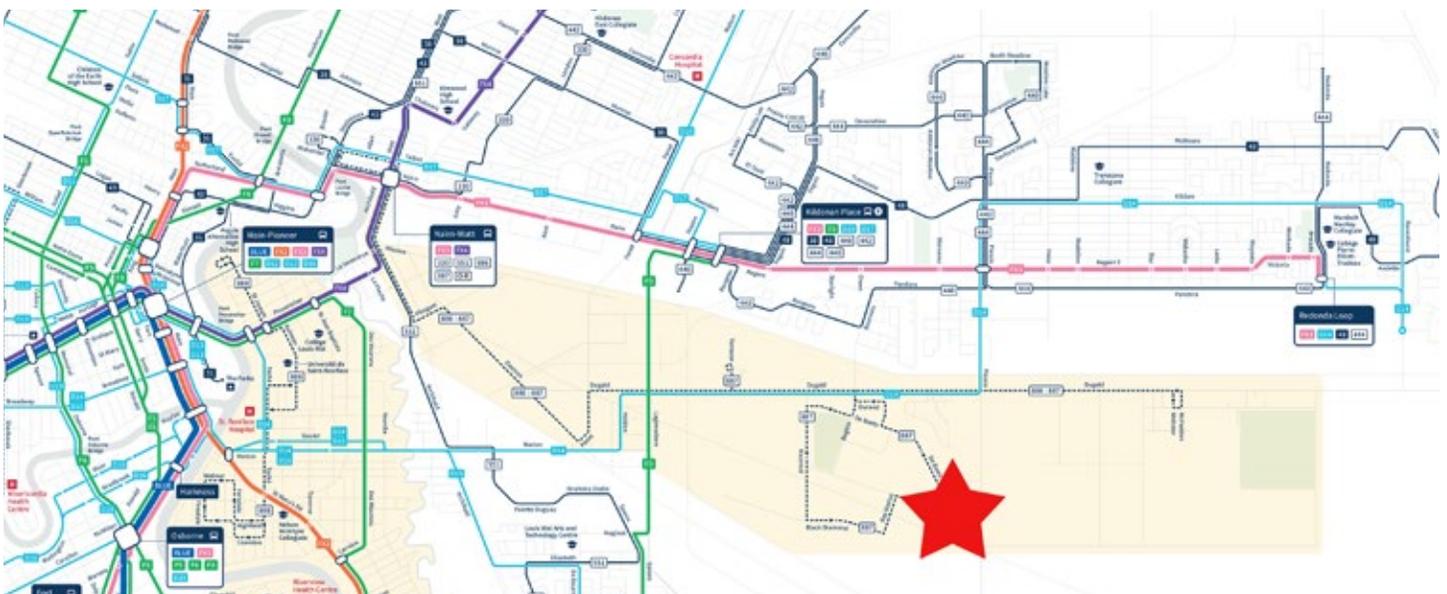
SURROUNDED BY AMENITIES

The nearby Regent & Lagimodiere retail node nearby offers several shopping and dining options, including Kildonan Place Shopping Centre.

- Kildonan Place Shopping Centre is a regional shopping centre with 95 shops, food court and theatre, anchored by Cineplex Entertainment, Marshalls, HomeSense, Urban Planet and Shoppers Drug Mart and Save-On-Foods.
- Other major retailers include; Home Depot, Walmart Supercentre, Real Canadian Superstore, Lowe's, Canadian Tire and Costco.
- Nearby hotels include three Canad Inns Destination Centres, Best Western Premier and Super 8 by Wyndham.

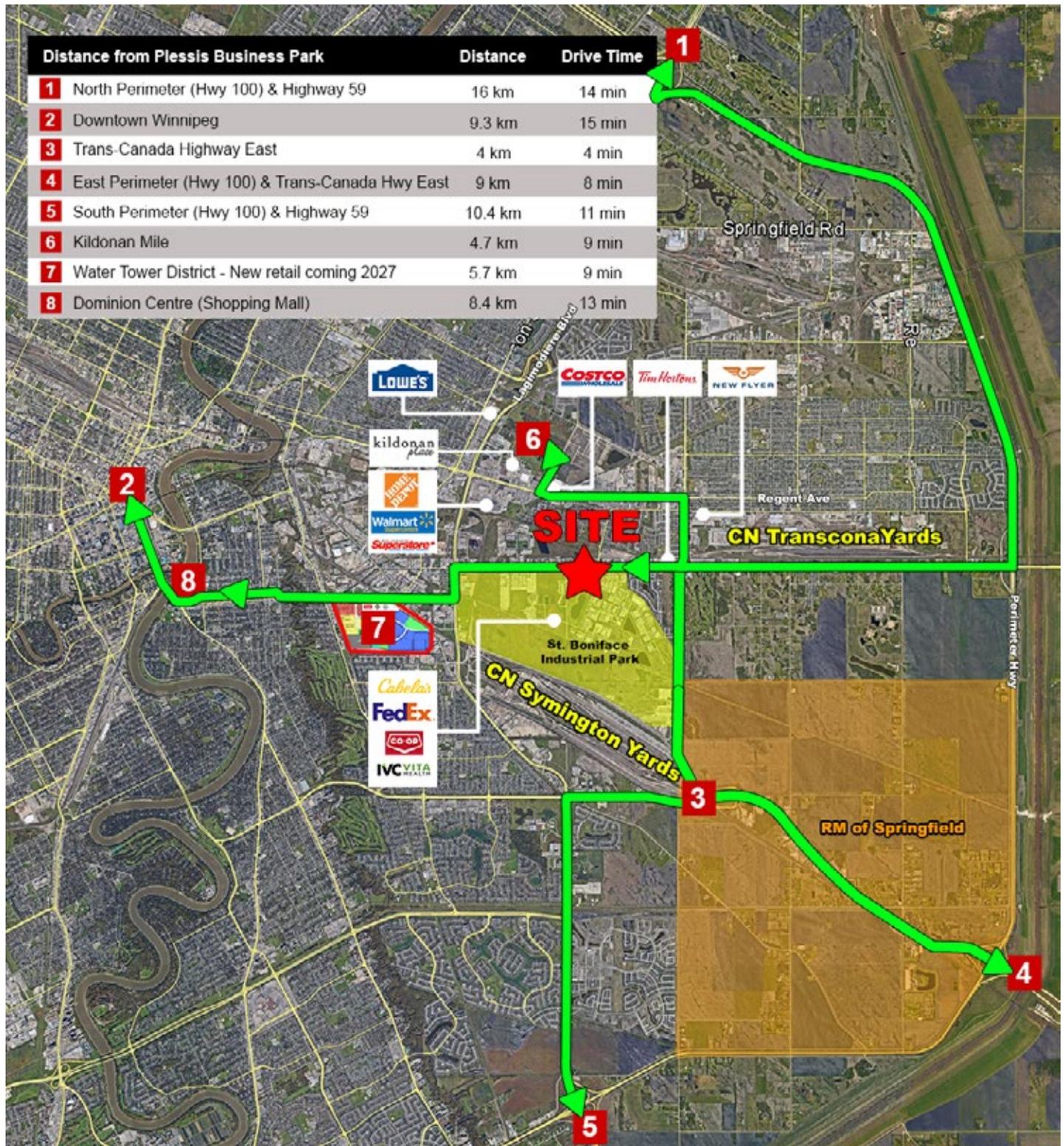
PUBLIC TRANSPORTATION

Public transit is easily accessible with several City of Winnipeg transit stops within walking distance.



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

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