

NORTH ATLAS

COMMERCIAL REAL ESTATE

For Lease

2321 LOGAN AVE
WINNIPEG, MB

Lease Rate:
\$17.95 psf NET

Property Taxes: **\$18,391.47 (2022)**

Building Size: **4,160 SF**

North Atlas Commercial Real Estate

1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

Jonah Levine

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Khush Grewal

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OVERVIEW

FOR LEASE | **2321 LOGAN AVE** | WINNIPEG, MB

BUILDING SIZE: (+/-) 4,160 SF

YEAR BUILT: 1989+2012

LEASE RATE: \$17.95 psf

PROPERTY TAXES: \$18,391.47 (2022)

PROPERTY HIGHLIGHTS

- Prime, highly visible location on the corner of Logan Ave. and Omands Creek Blvd
- Located in CentrePort Canada, an inland port, offering unparalleled access to tri-modal transportation (road, rail, air)
- 4 grade doors
- 3 phase 400 Amps electrical power
- New LED lighting installed in the building
- (+/-) 18 ft clear ceiling height
- Close proximity to the Winnipeg Richardson International Airport
- Zoned M2



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PROPERTY PHOTOS

FOR LEASE | 2321 LOGAN AVE | WINNIPEG, MB



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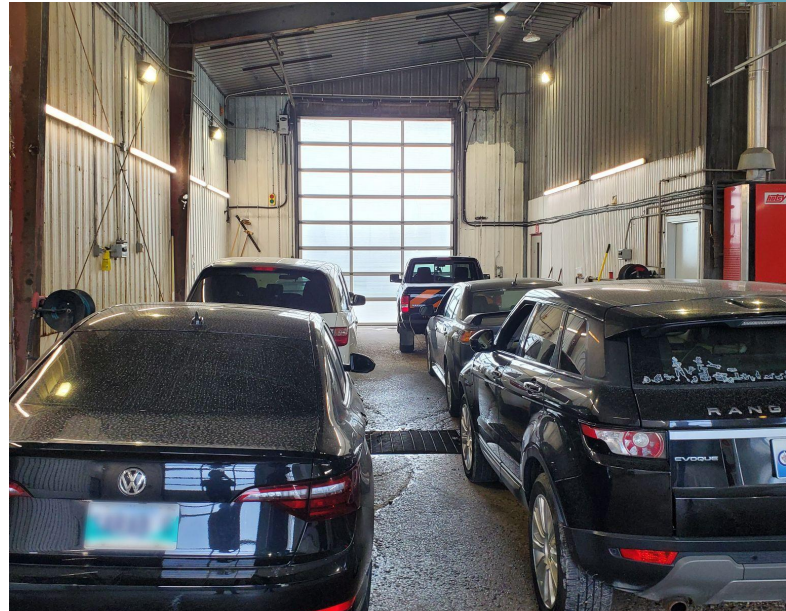
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PROPERTY AERIAL

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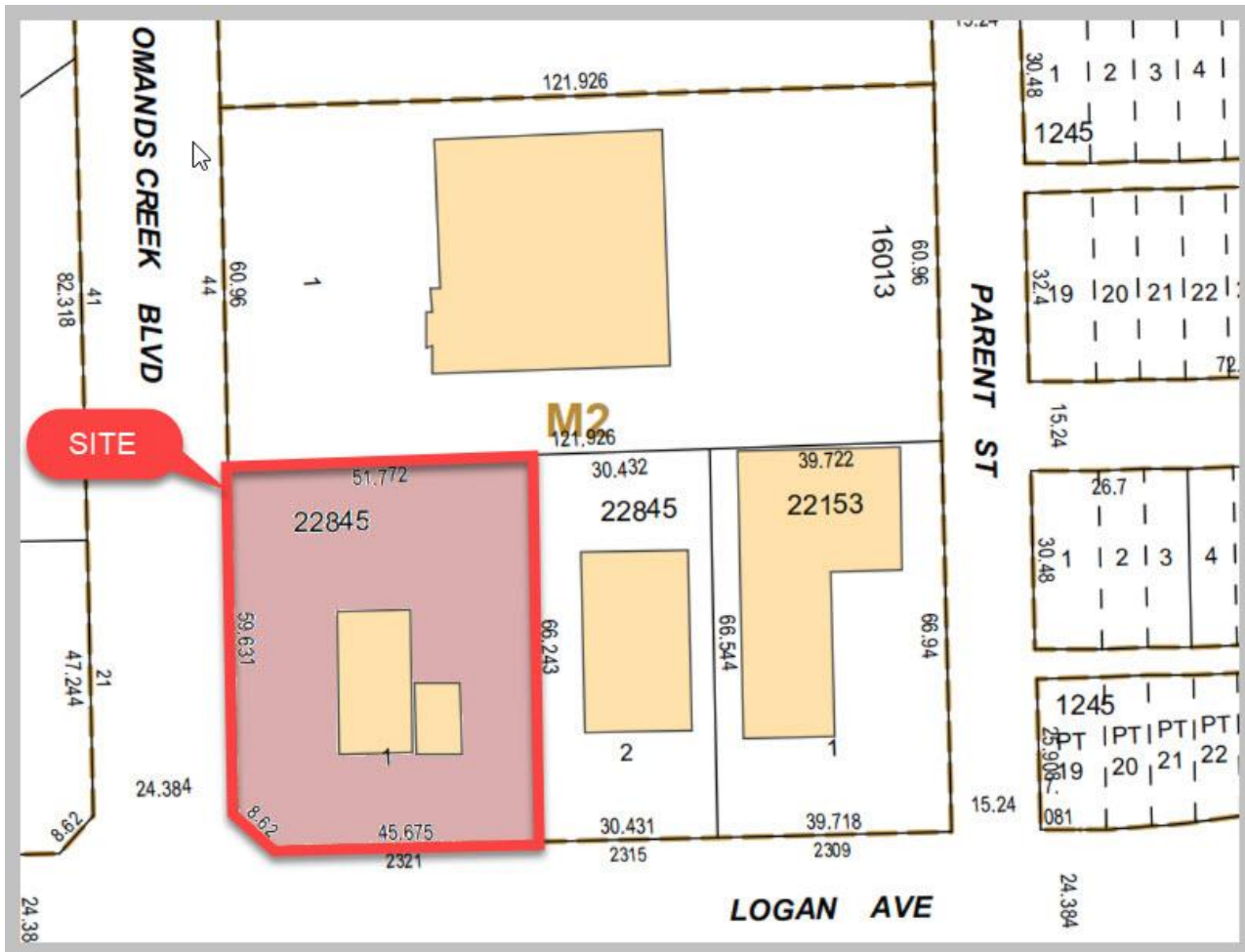
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PLOT PLAN

FOR LEASE | **2321 LOGAN AVE** | WINNIPEG, MB



LAND SIZE: 36,551 SF
BUILDING SIZE: 4,160 SF
YEAR BUILT: 1989+2012

LEASE RATE: \$17,95 psf
PROPERTY TAXES: \$18,391,47 (2022)

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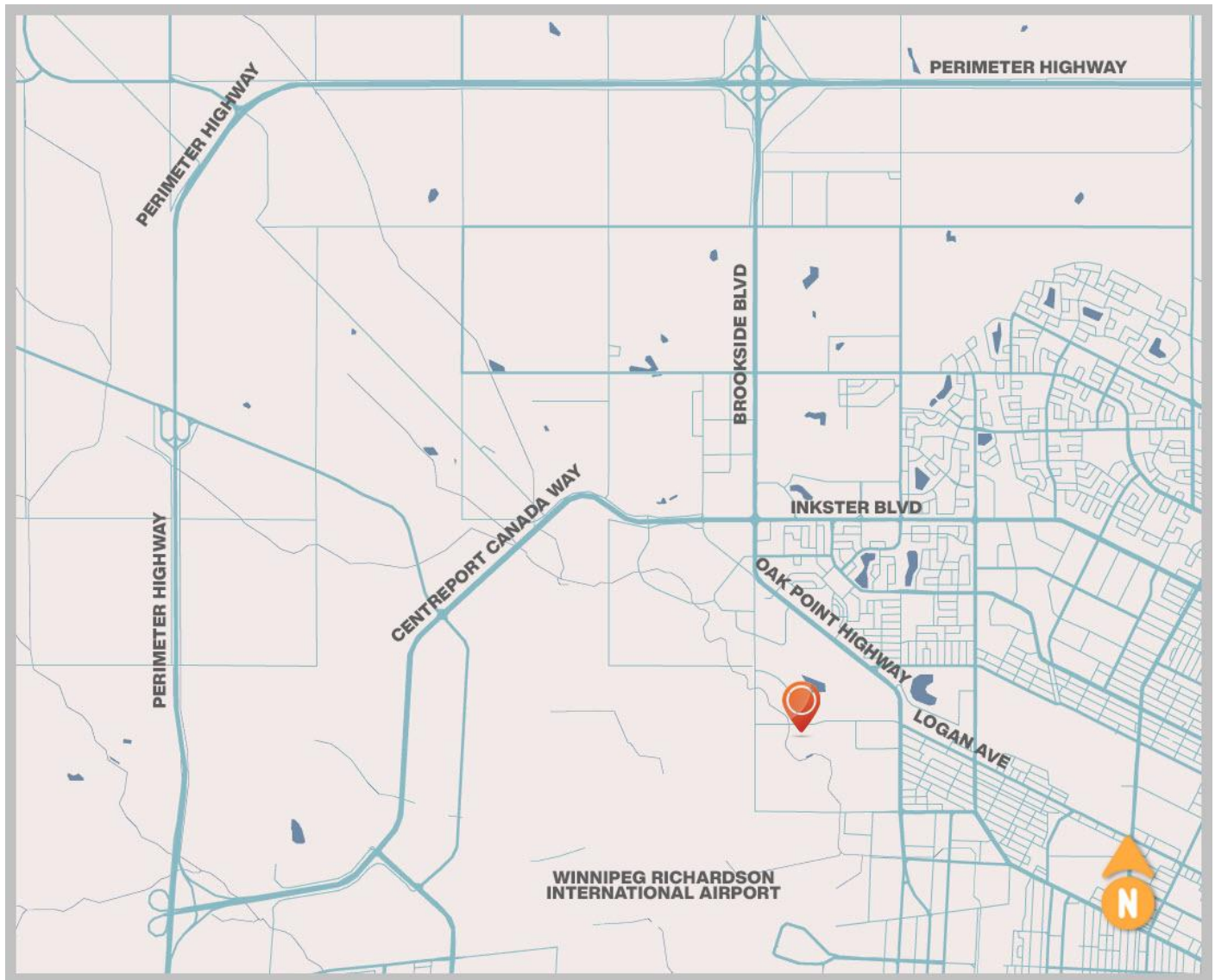
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TO LEARN MORE, CALL TODAY!



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