

NORTH ATLAS

COMMERCIAL REAL ESTATE

For Lease

344 Dawson Rd. N
Winnipeg, MB



Lease Rate: \$20.00 psf NET

Building Size: \pm 5,000 SF
Land size: \pm 4.33 Acres
Property Taxes: \$21,904.68 (2023)
Year Built: 1957

North Atlas Commercial Real Estate

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

Khush Grewal

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PROPERTY HIGHLIGHTS

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- Located in Mission Industrial Park, in close proximity to Lagimodiere Blvd (Highway 59) and Fermor Ave (Trans-Canada Hwy)
- Available for immediate occupancy
- A rare opportunity to lease a single-tenant crossdock trucking building with 4.33 acre fenced and graveled yard
- Ceiling height 17 ft
- The building equipped with 9 dock doors
- Zoning: M3 - Heavy Industrial

The building features approximately 1,800 SF of built office space which includes an open work area, private offices, bathrooms, and a kitchenette.



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PROPERTY PHOTOS

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INTERIOR PHOTOS

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PROPERTY OUTLINE

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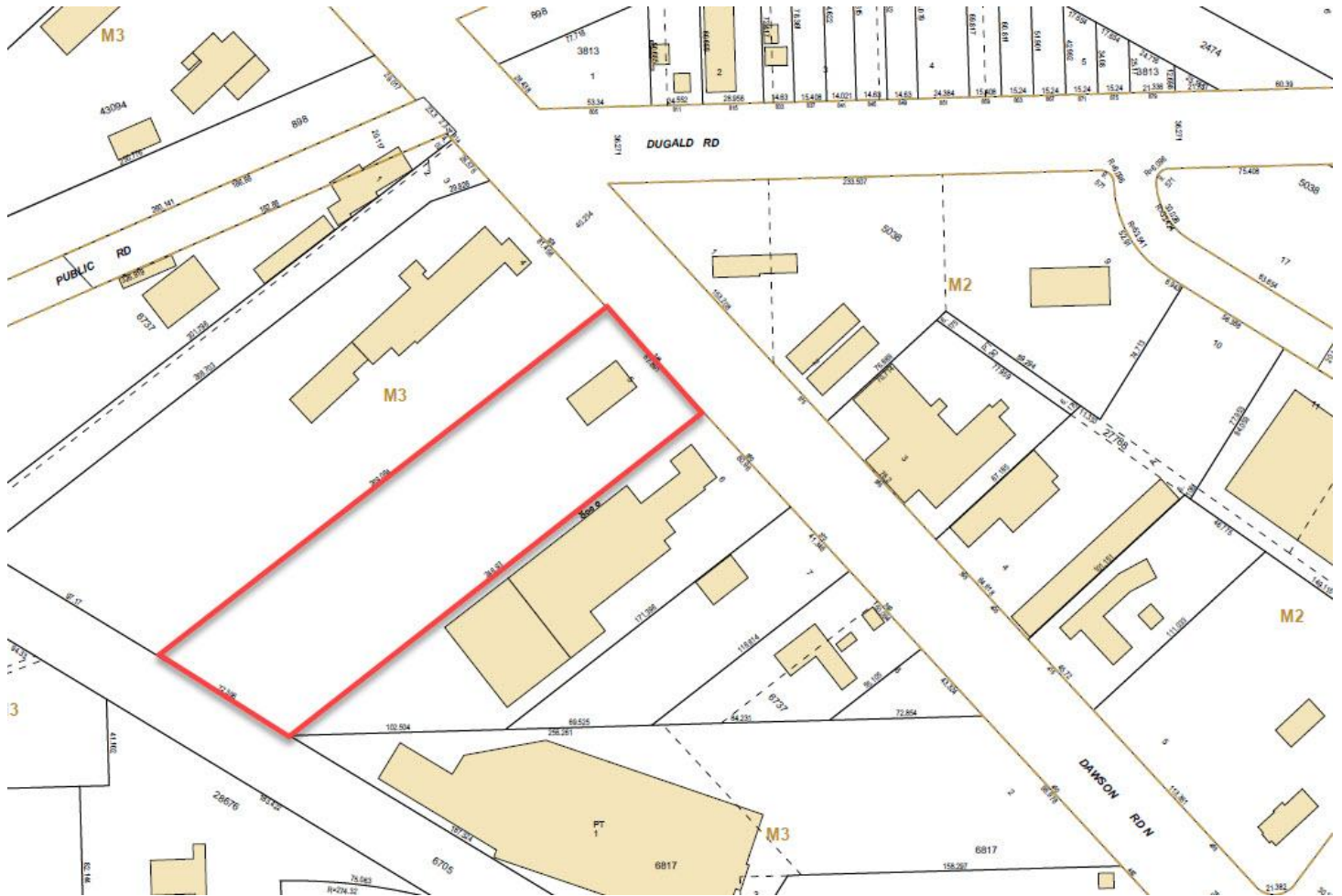
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PLOT PLAN

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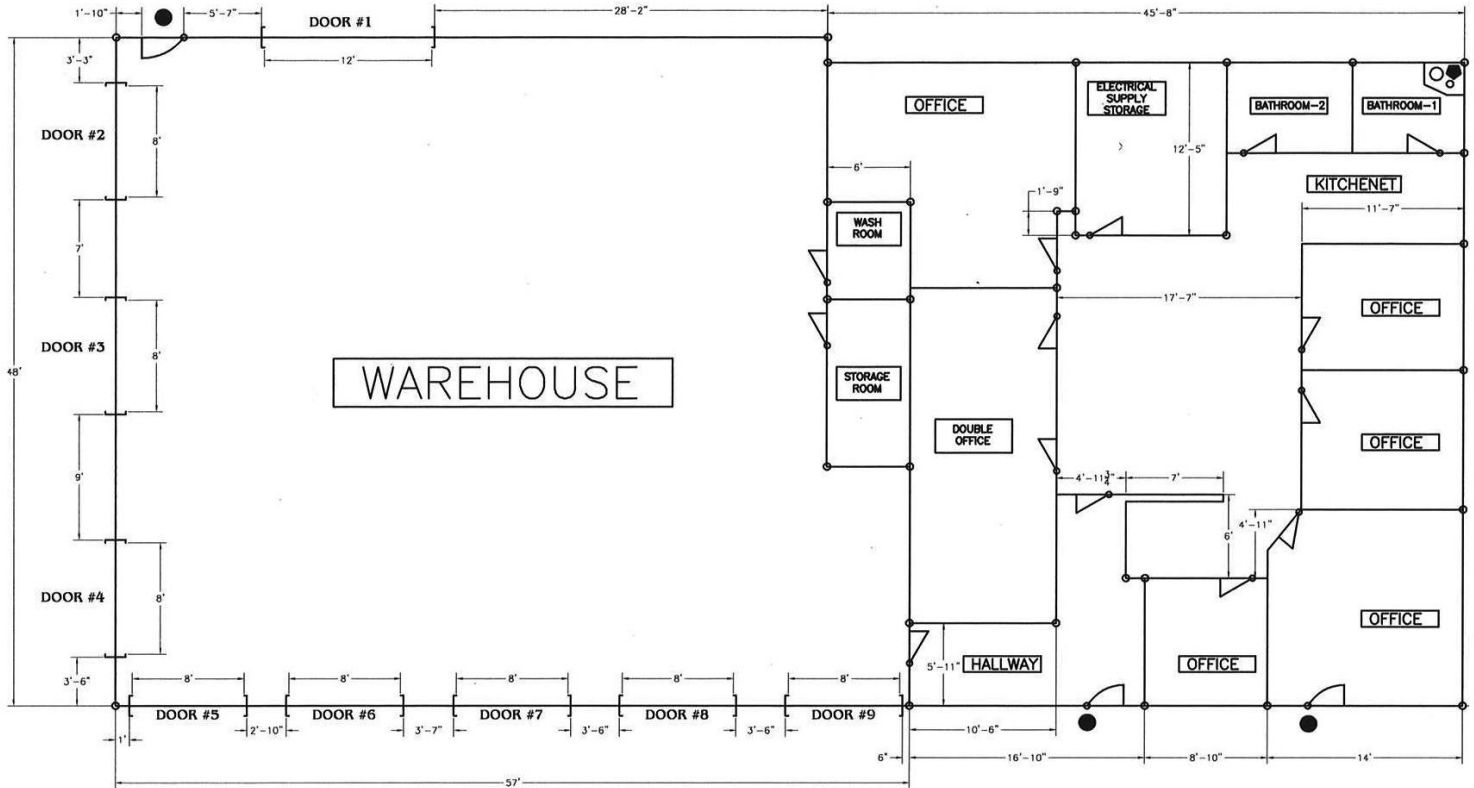
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FLOOR PLAN



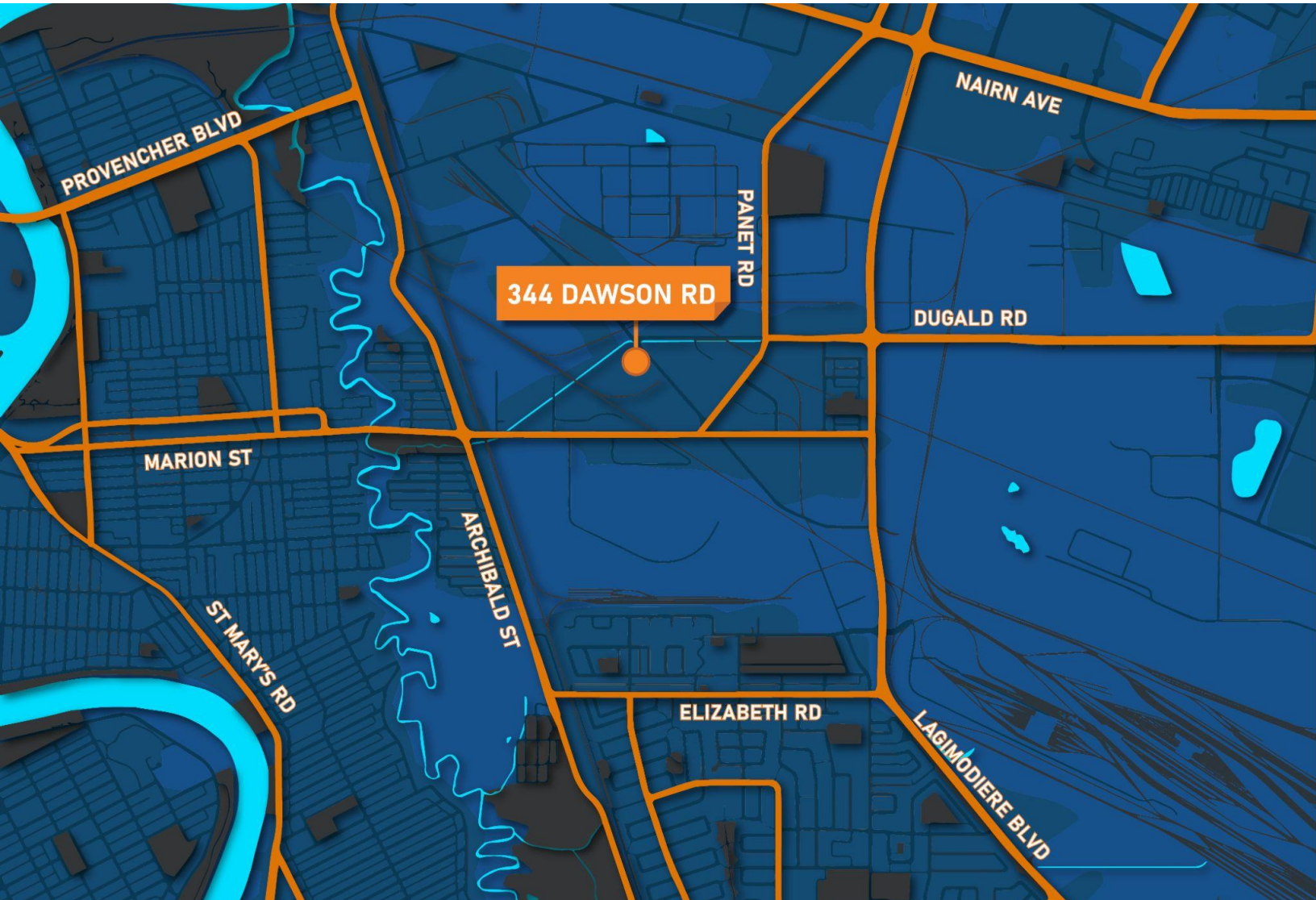
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