
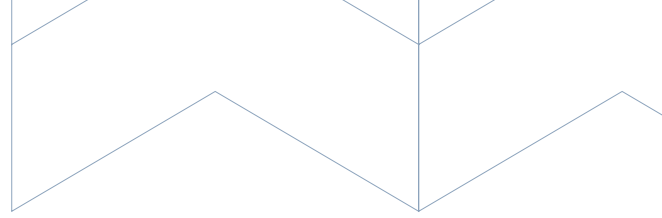




955 Lagimodiere Boulevard, Winnipeg, Manitoba

High Exposure Flex Space

For Lease 



Property Details

+/- 7,600 sq. ft.

UNIT SIZE

\$8.95/sq. ft.

NET LEASE RATE

\$3.26/sq. ft.

ADDITIONAL RENT (EST. 2023)

M2 - Manufacturing General

ZONING

+/- 26' 4"

CLEAR CEILING HEIGHT

20' x 40'

COLUMN SPACING

Features

- Approximately 20% of the space is office/showroom facing Lagimodiere Boulevard with windows with the remaining balance being warehouse
- Grade loading, with potential for dock loading
- Ample parking on-site
- Compound space available
- Located at the corner of Lagimodiere Boulevard and Dugald Road within the heart of Winnipeg's bustling industrial hub, St. Boniface Industrial Park
- Convenience is key at this premier location, with easy access to major transportation routes and proximity to amenities



Highlights



SITUATED IN
St. Boniface
Industrial Park

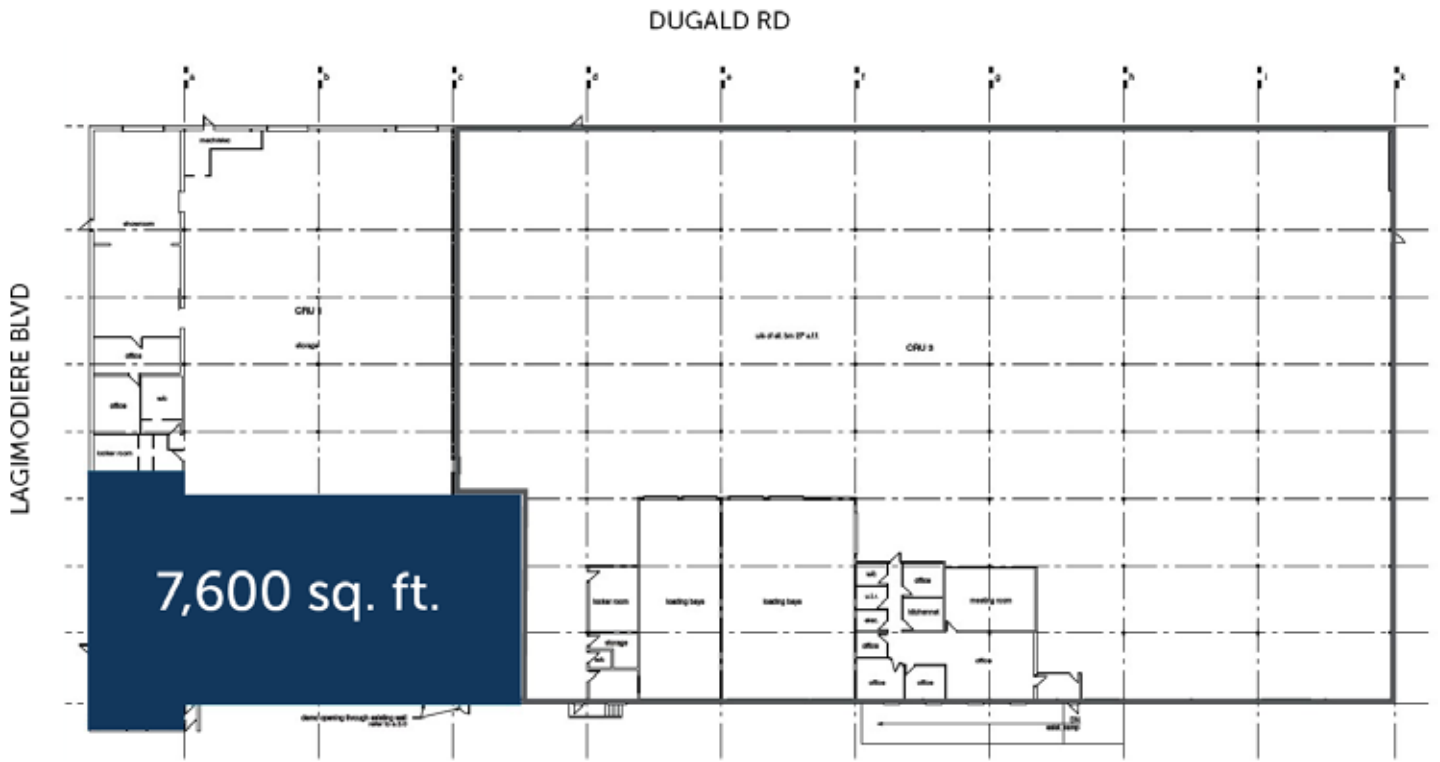


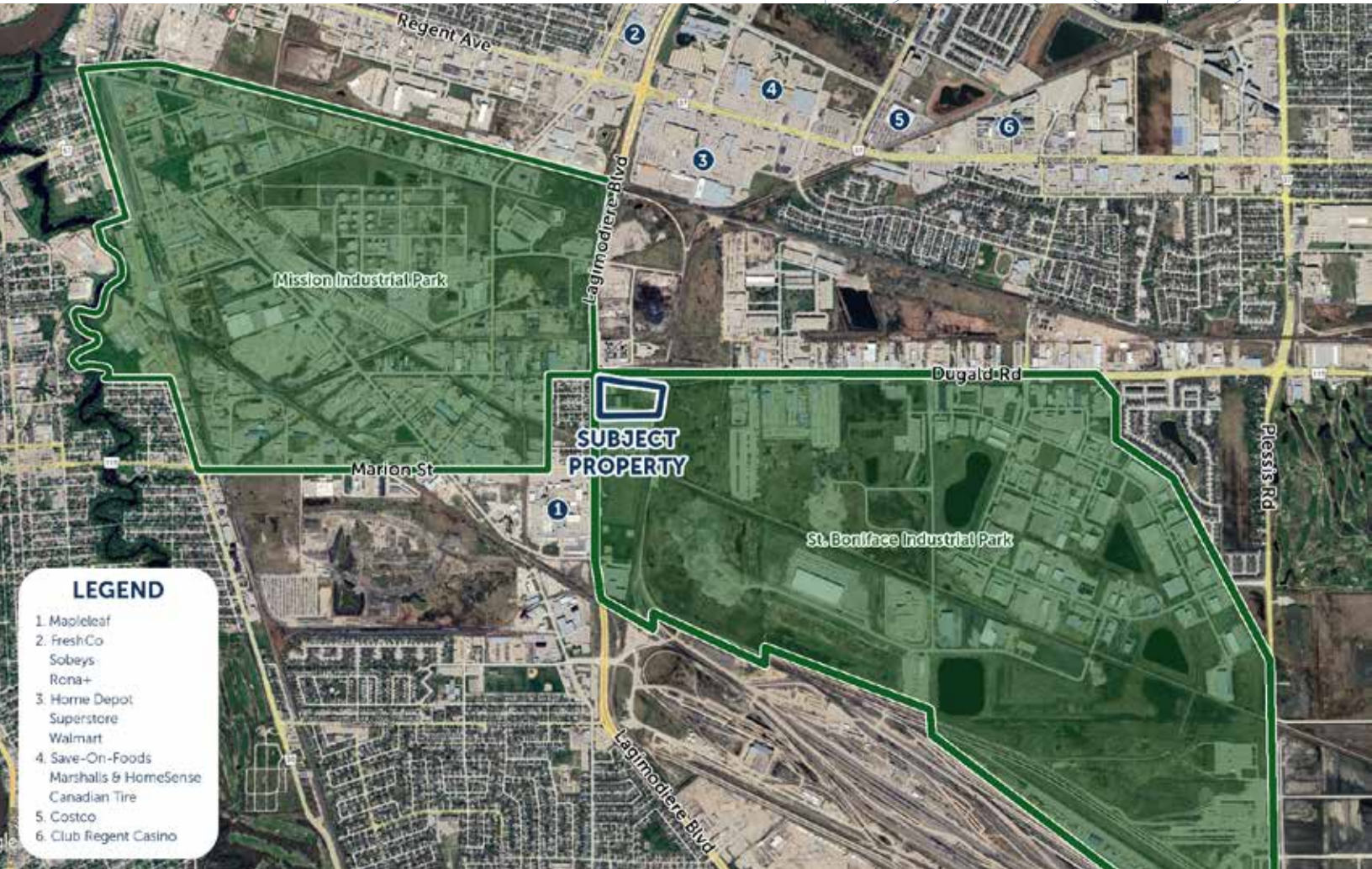
Easy Access
to Lagimodiere Blvd
and Perimeter Hwy



Ideally Suited For
Industrial &
Manufacturing

Site Plan





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For Lease ➤

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