

# Industrial Space for Lease



## 880 – 888 Bradford Street / Winnipeg, MB

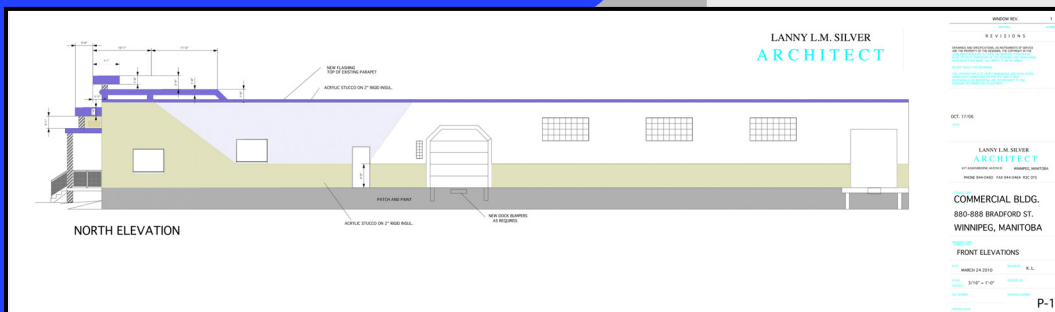
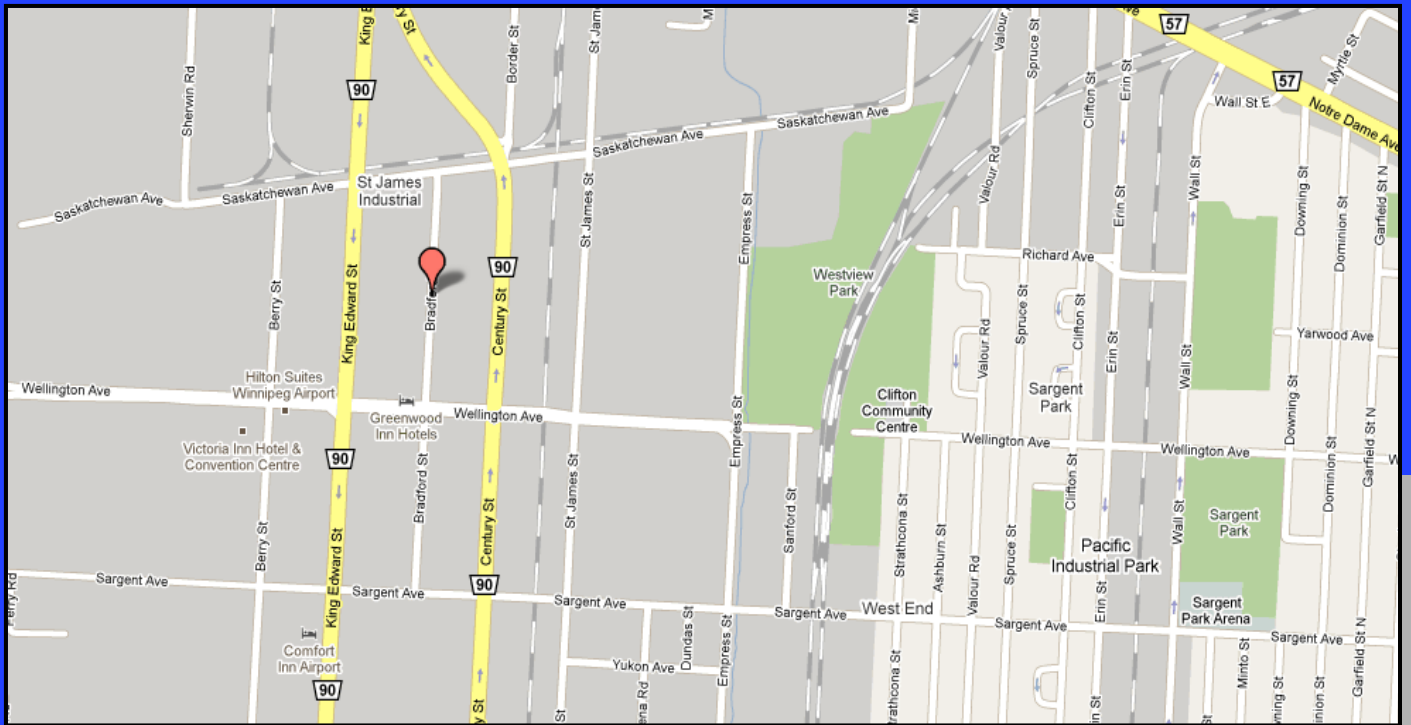
### Industrial Space for Lease

<b>Total Size:</b>	5,917 SF (882 Bradford) <del>6,494 SF</del> <del>(886 Bradford)</del> 30,989 SF (Gross Building Area) 57,325 SF (Land Area)
<b>Zoning:</b>	M2
<b>Location</b>	Located in the St. James Industrial Park in close proximity to the James Richardson International Airport.
<b>Description:</b>	
<b>Rent:</b>	\$4.95 per square foot net
<b>CAM &amp; Tax:</b>	CAM & Tax \$2.00 per SF (2011 estimate)

### Property Description:

- Building has just been purchased by a new owner and will undergo significant renovations this spring.
- Included will be a new facade, windows, doors, overhead doors, heating and cooling and office component.
- The building features dock level loading and has ample parking on site.
- Quiet street allows for easy access when loading and transporting to various parts of Winnipeg.





For more information, please contact:

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