



## INDUSTRIAL FOR LEASE 1555 DUBLIN AVENUE - UNIT 7 & 8

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(+/-) 4,800 SF AVAILABLE

# PROPERTY HIGHLIGHTS

- Office/warehouse space located in the heart of St. James Industrial area
- Interior layout includes front showroom area, 3 private offices, kitchenette and open warehouse space
- Grade loading
- Two - 8' x 10' Grade loading doors
- 18.5' clear ceiling height
- Ample parking on-site
- Available September 2024

**LEASE RATE: \$9.95 NET PSF**  
**CAM & TAX: \$6.06 PSF (2024 EST)**



DUBLIN AVENUE

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# AREA MAP



  
Winnipeg  
James Armstrong  
Richardson  
International  
Airport

RRC  
Polytech

TIM HORTONS

1555 DUBLIN AVENUE - UNIT 7 & 8



WENDY'S

COSTCO

SUBWAY

WALMART

7-ELEVEN

SUPERSTORE

CHOP  
STEAKHOUSE

PETSMART

HALF PINTS

STAPLES

Polo  
Park

Health Sciences  
Centre







## CONTACT

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**Stevenson**

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