

FOR SUBLEASE

Unit 2-2030 Notre Dame Avenue

Industrial Space in CentrePort

Murray Goodman
Senior Vice President & Principal

T 204 928 5009
C 204 990 4800
murray.goodman@cwstevenson.ca

Stephen Sherlock
Vice President

T 204 928 5011
C 204 799 5526
steve.sherlock@cwstevenson.ca



**CUSHMAN &
WAKEFIELD**
Winnipeg



Stevenson

FOR SUBLEASE

Unit 2-2030 Notre Dame



(+/-) 27,461 sf Available

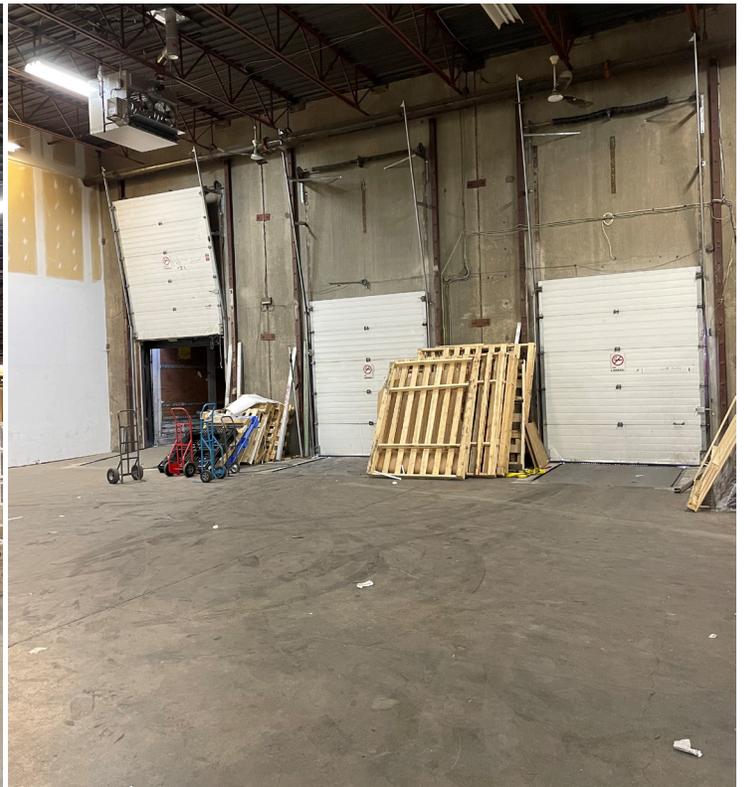
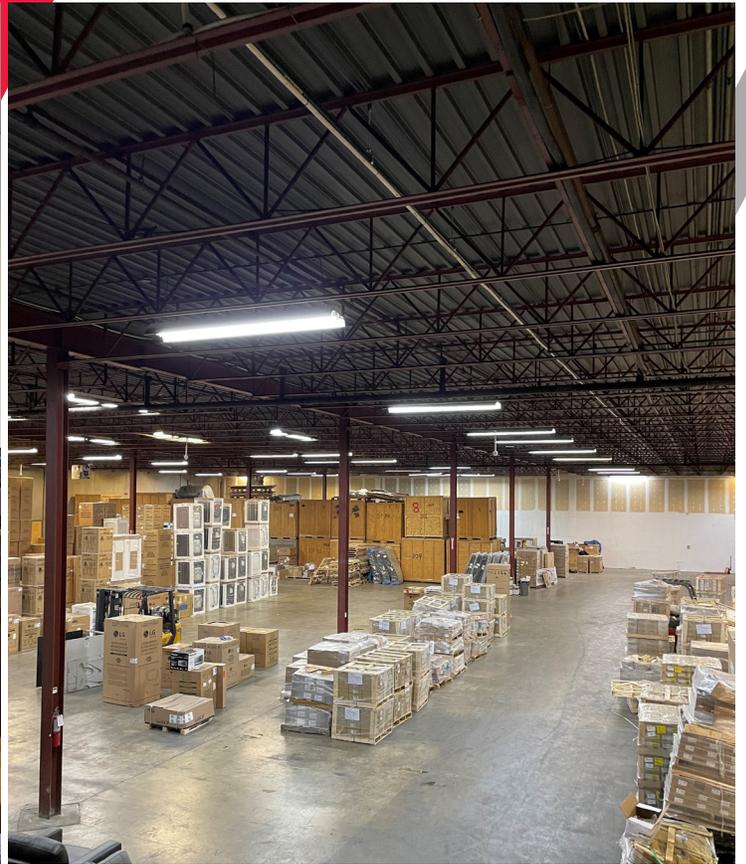
PROPERTY HIGHLIGHTS

- Warehouse/distribution space located in CentrePort Canada
- Great access to major transportation routes with close proximity to Route 90
- Approximate column spacing 30' x 50'
- Approximate ceiling height +/-21' (feet)
- (3) +/- 8' x 10' dock doors with levelers
- One office and lunch room on mezzanize
- Professionally managed
- Fully sprinklered
- Zoned M2

Lease Rate:	September 1, 2022 to August 31, 2023	\$7.25 psf Net
	September 1, 2023 to August 31, 2024	\$7.40 psf Net
	September 1, 2024 to August 31, 2025	\$7.55 psf Net
	September 1, 2025 to August 31, 2026	\$7.71 psf Net
	September 1, 2026 to August 31, 2027	\$7.87 psf Net

CAM & Tax: \$4.06 psf (2022 est.)

FOR SUBLEASE
2-2030 Notre Dame Ave

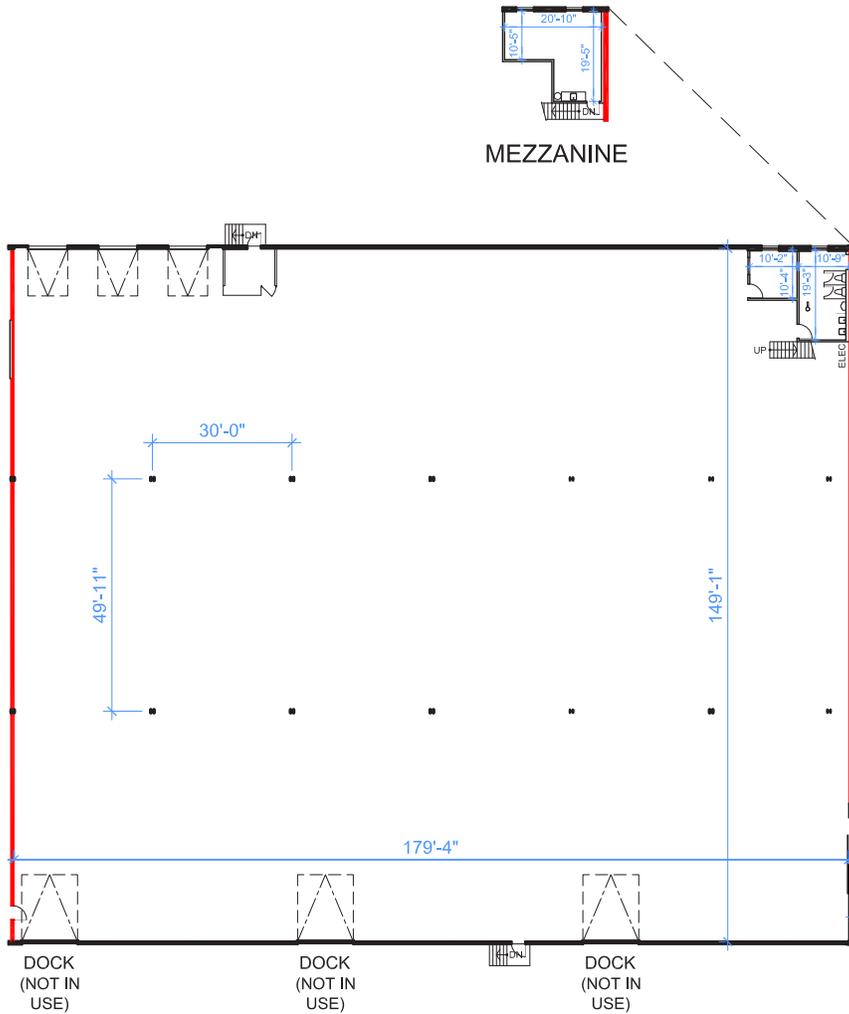


Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

FOR SUBLEASE

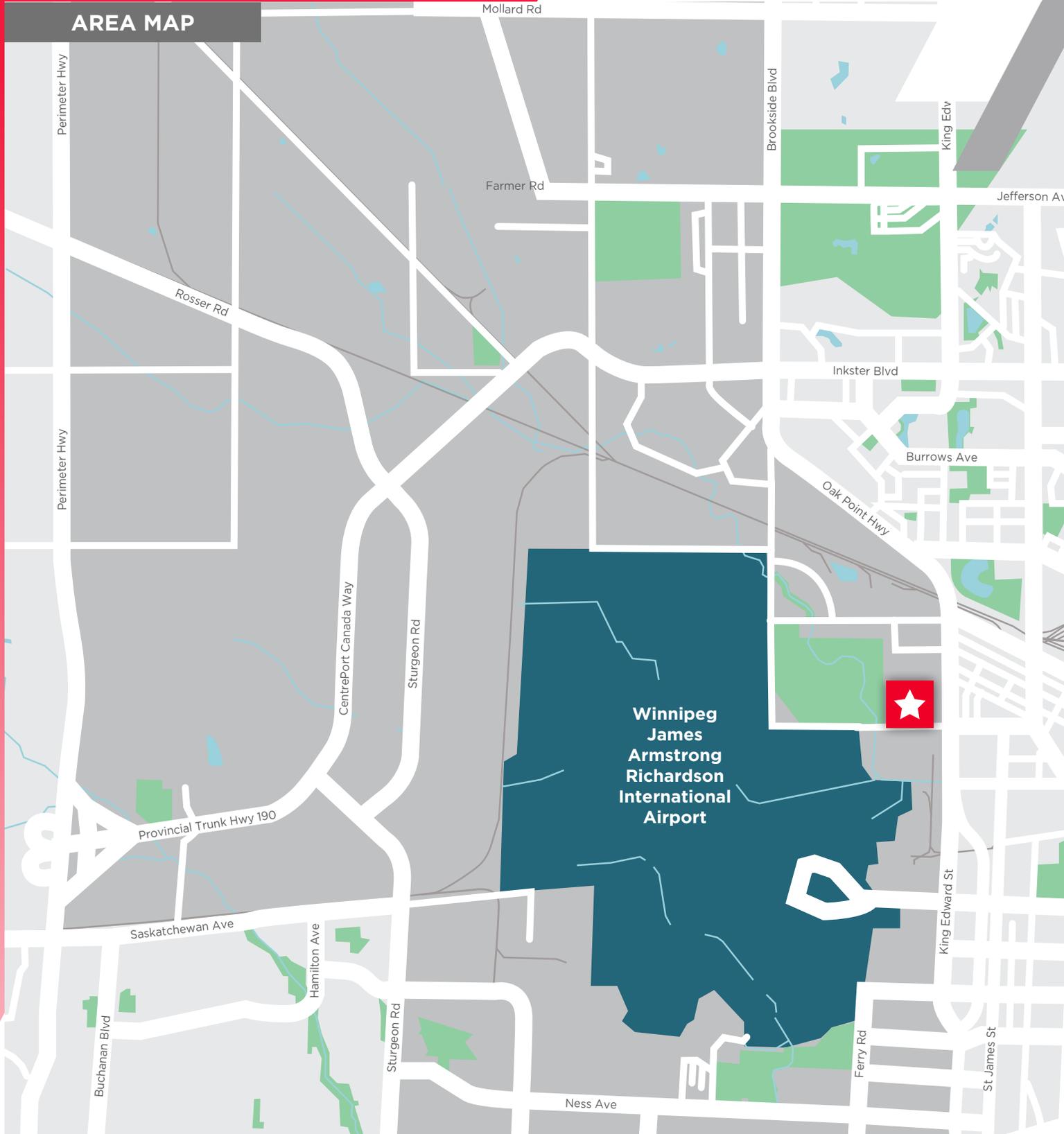
2-2030 Notre Dame Ave

FLOOR PLAN



FOR SUBLEASE

2-2030 Notre Dame Ave



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

Murray Goodman
Senior Vice President & Principal
T 204 928 5009
C 204 990 4800
murray.goodman@cwstevenson.ca

Stephen Sherlock
Vice President
T 204 928 5011
C 204 799 5526
steve.sherlock@cwstevenson.ca

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2023 Cushman & Wakefield. All rights reserved.
The information contained in this communication is strictly confidential.

This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

