



## FOR LEASE

**1368 Border Street**  
Winnipeg, MB

~Approximately **5,150 Sq. Ft.**

**\$8.95 / Sq. Ft. per annum Net**  
**Or \$3,841.04 / Month Net**  
Plus Goods and Services Tax (GST)

For more information:

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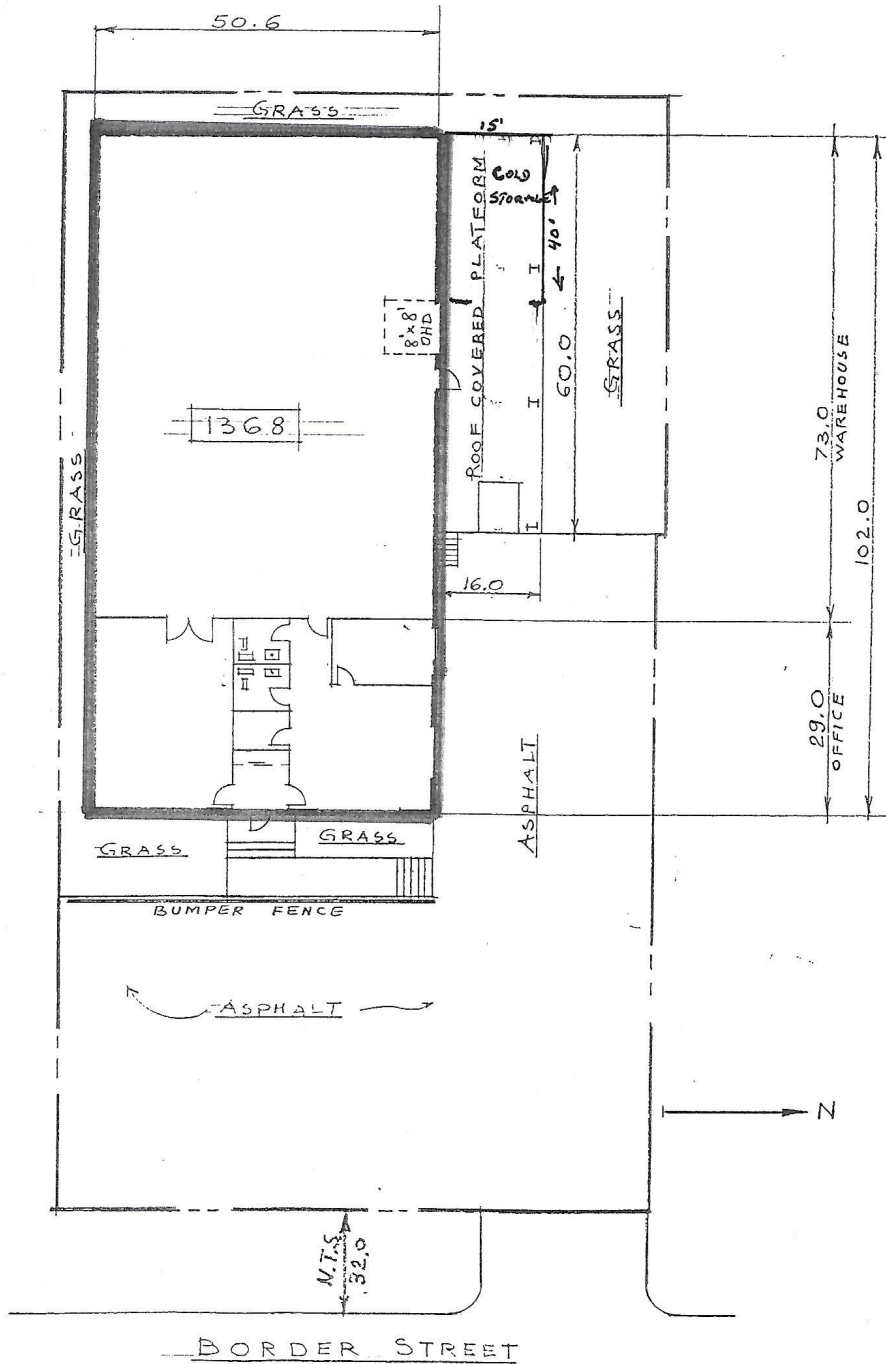


## 1368 Border Street

<b>LOCATION:</b>	<b>1368 BORDER STREET</b>
<b>AREA:</b>	Approximately 5,150 Sq. Ft. 820 Sq. Ft. of office (part air conditioned) 1,020 Sq. Ft. canopy area with 580 Sq. Ft. unheated storage
<b>TENANT'S RESPONSIBILITIES:</b>	Rent. Hydro. Heat. Water. Janitor service & waste disposal. Grounds maintenance & snow removal. All realty taxes. (2023 \$12,826.60) Normal maintenance & repair. Building insurance & extended coverage Lighting replacement. Sprinkler System inspection (annually) Management & Supervisory Fee.
<b>LANDLORD'S RESPONSIBILITIES:</b>	<b>Structural Repairs</b> - roof deck, exterior walls (excluding glass), floor (excluding floor covering), and building foundation.
<b>RENTAL:</b>	<b>\$8.95</b> per sq. ft. per annum net or <b>\$3,841.04</b> per month net, plus GST
<b>REQUIRED DEPOSIT:</b>	3 months base rent to be applied towards the first and last months rental plus one months damage deposit.
<b>LEASE TERM:</b>	5 Years
<b>POSSESSION:</b>	Arranged
<b>ZONING:</b>	M2
<b>FEATURES:</b>	Dock level loading. Insulate automatic 8' x 10' door with dock leveler on platform. 14 ft. ceiling height at eve going to 18' at building centre. Gas furnaces & radiant heat with heat saver door. 3 phase power, 550 volts. Sprinklered. Structural floor with crawlspace under office part of the building. Common Area Costs for 2024 Estimated at \$4.50 per sq. ft. per month net.
<b>PARKING:</b>	Adequate parking in front & side



# 1368 Border Street





## 1368 Border Street



Main Office



Main Office

Staff Room



Mixing Room





## 1368 Border Street



Warehouse



Warehouse

Unheated Storage



Sprinkler & Hydro Area





## 1368 Border Street



### FEATURES:

- Dock level loading.
- Insulate automatic 8' x 10' door with dock leveler on platform.
- 14 ft. ceiling height at eve going to 18' at building centre.
- Gas furnaces & radiant heat with heat saver door.
- 3 phase power, 550 volts.
- Sprinklered.
- Structural floor with crawlspace under office part of the building

The information contained herein has been derived from data supplied by the Owner, the municipality or city, and other such sources deemed to be reliable. However, G.T. Rowswell Realty Leasing Co., does not guarantee the adequacy or accuracy and assumes no responsibility for errors or omissions. You are relying on your own enquiries and inspection. The information has been received and is being provided in good faith. There is no warranty, either expressed or implied by the Owner or G.T. Rowswell Realty Leasing Co., in any regard whatsoever, including but not limited to any soil or subsurface conditions and the absence of all toxic materials including but not limited to UFFI and asbestos. Prospective buyers should consult their legal counsel, accountant or other advisors on matters related to the Property and this information. This submission is made subject to prior lease, sale, exchanges, change in price or terms, or withdrawal from sale without notice.