

NEW BUILD INDUSTRIAL SPACE IN PLEISSIS BUSINESS CENTRE



# 29 & 35 AUTUMN WAY

## WINNIPEG, MB



### CONTACT

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*Services provided by Luke Paulsen Personal Real Estate Corporation*

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# PROPERTY OVERVIEW

## PROPERTY DETAILS

<b>ELECTRICAL</b>	200 amp 240 volt 3phase in each bay
<b>LOADING</b>	14' x 14' Grade level doors
<b>CLEAR HEIGHT (+/-)</b>	20'
<b>LIGHTING</b>	LED
<b>PLUMBING</b>	Roughed in plumbing provided
<b>HVAC</b>	Gas fired unit heaters

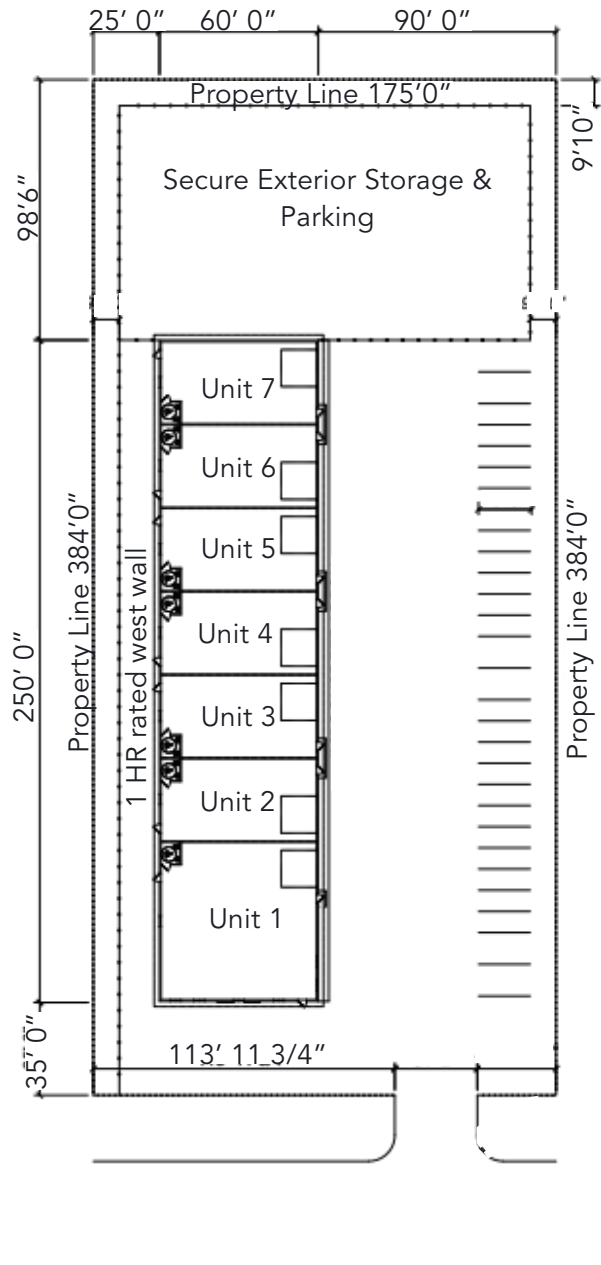
## OFFERING DETAILS

<b>BUILDING AREA (+/-)</b>	15,000 sq. ft. each
<b>AREA AVAILABLE (+/-)</b>	1,893 - 15,000 sq. ft.
<b>NET RENTAL RATE</b>	\$16.95 per sq. ft.
<b>ADDITIONAL RENT</b>	\$4.00 per sq. ft.
<b>AVAILABILITY</b>	29 Autumn: April 2026 35 Autumn: June 2026

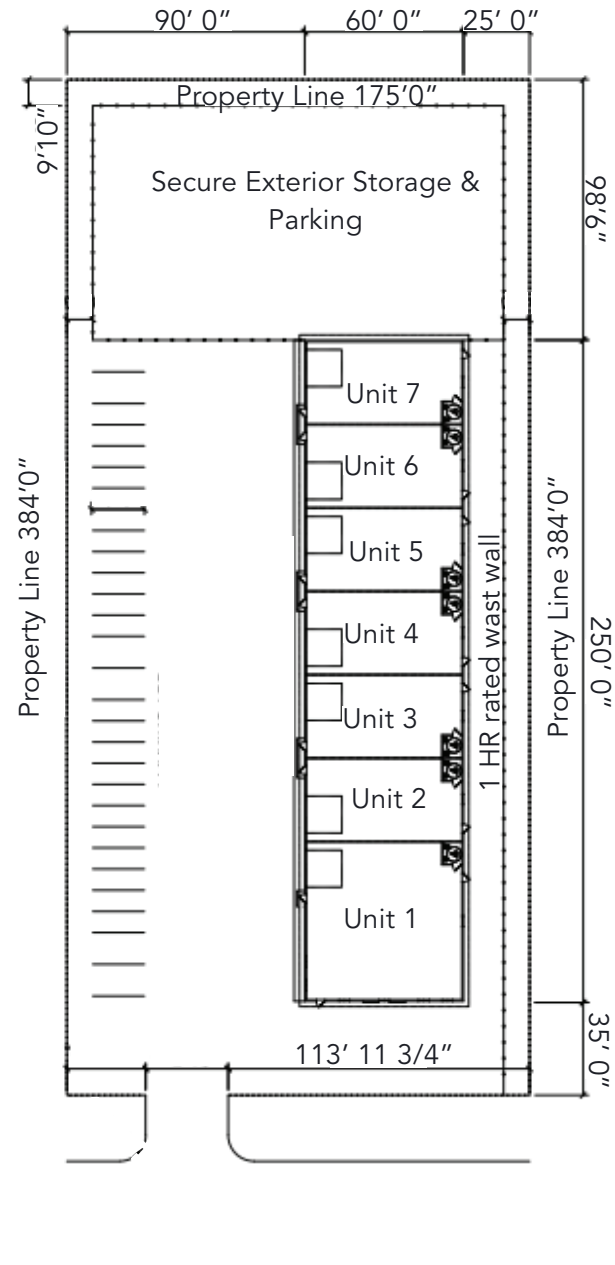


# SITE PLAN

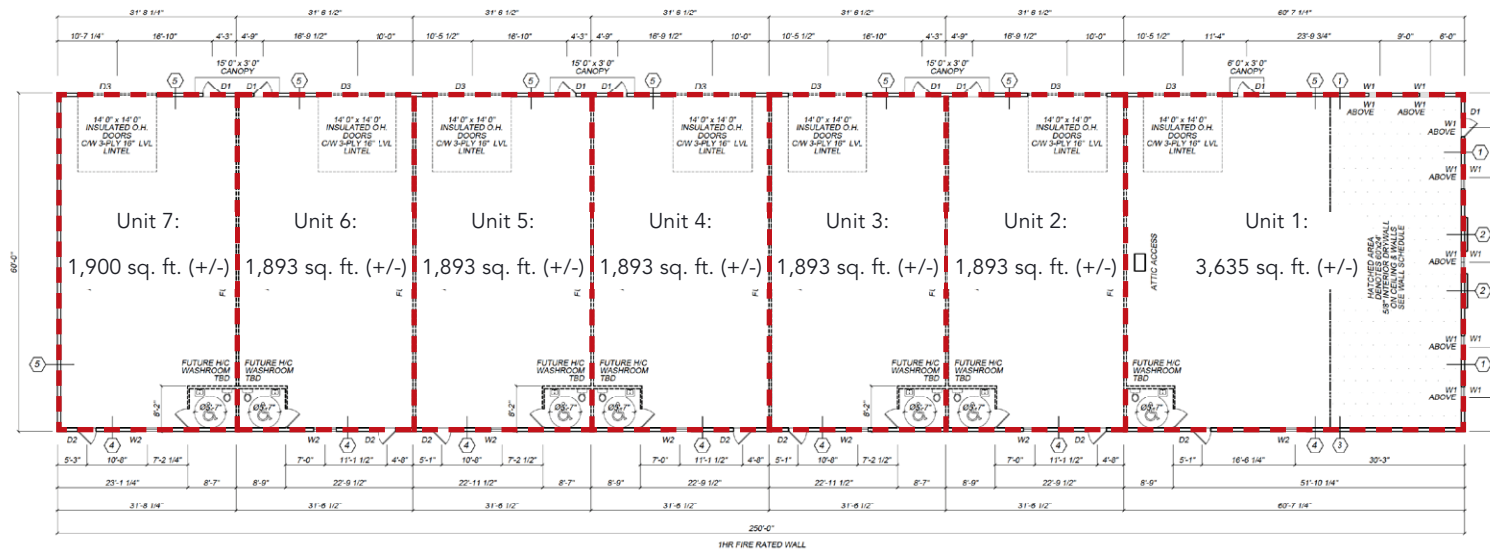
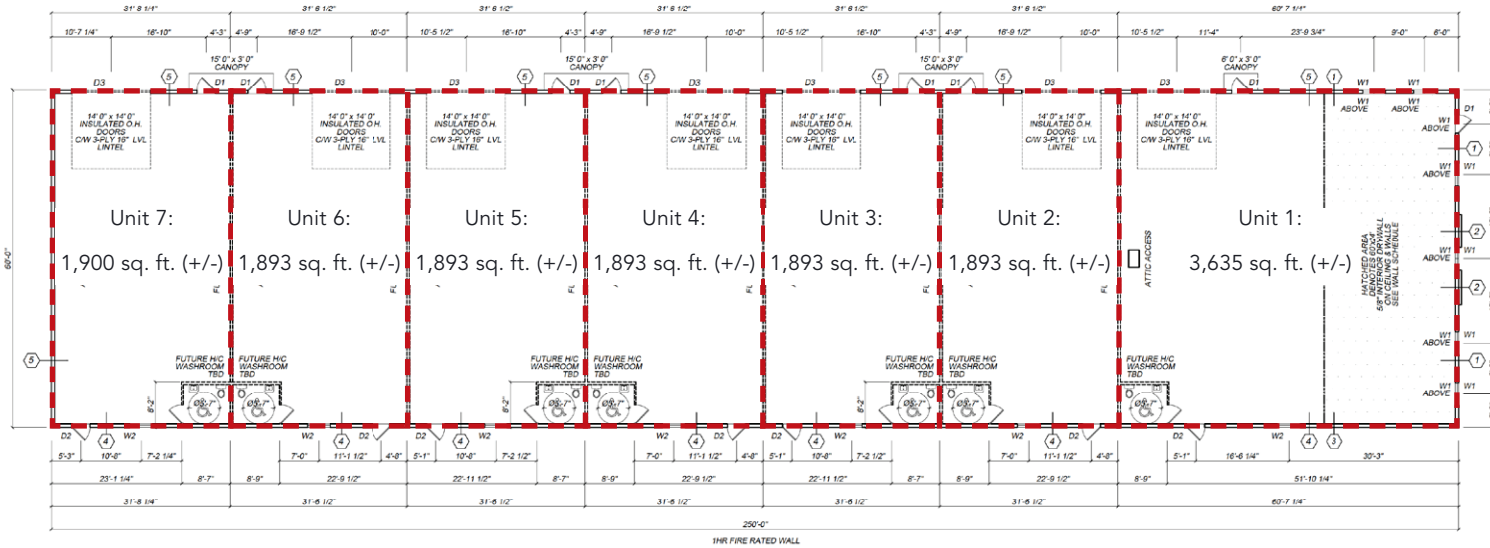
## 29 AUTUMN WAY



## 35 AUTUMN WAY



# BUILDING PLAN



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# BUILDING RENDERINGS





# DRIVE TIME ANALYSIS

## DRIVE TIME ANALYSIS



RICHARDSON INT'L AIRPORT

**46 minutes**



PORTAGE AND MAIN

**25 minutes**



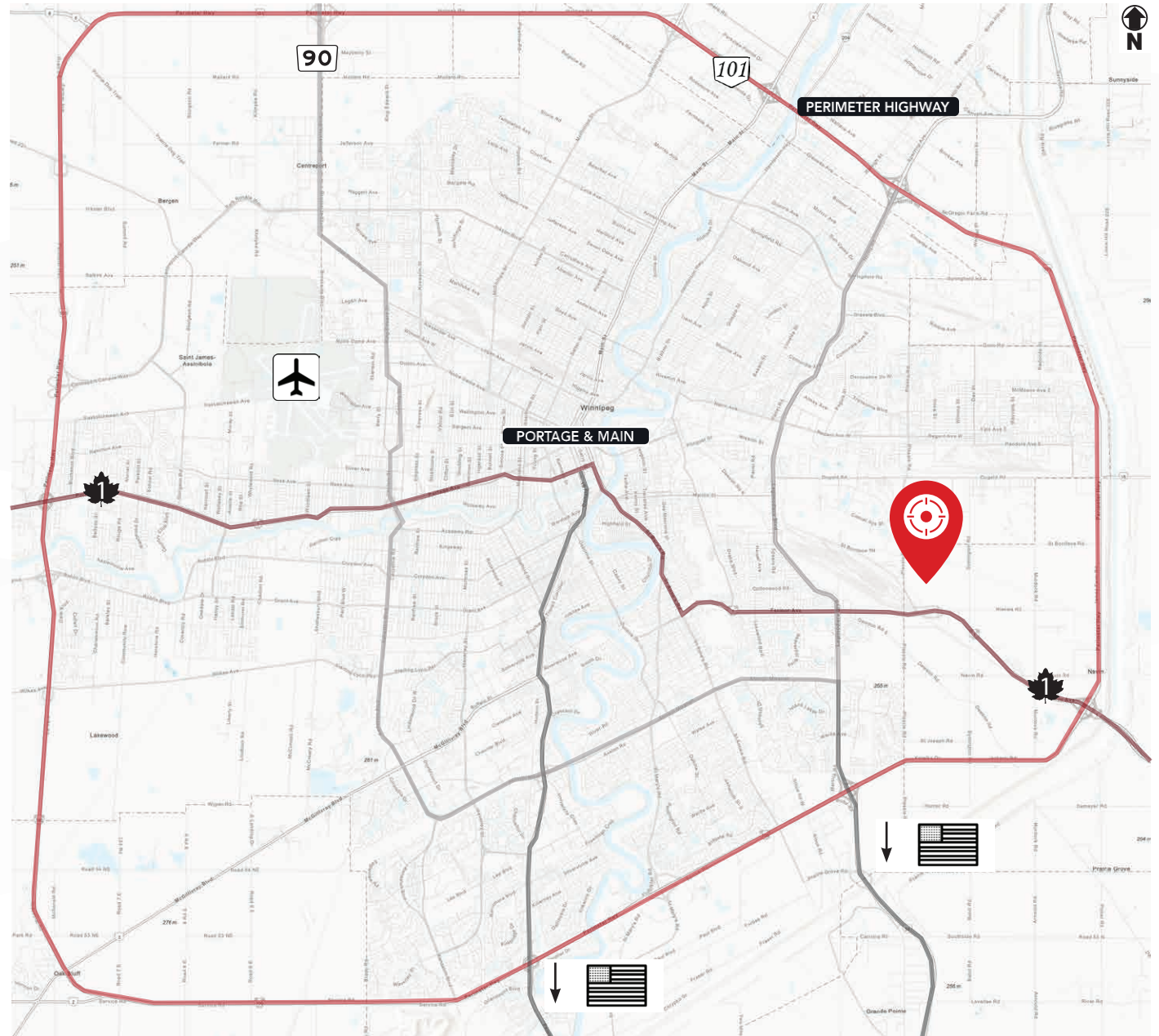
TRANSCANADA HIGHWAY

**2 minutes**



PERIMETER HIGHWAY

**7 minutes**





COMMERCIAL REAL ESTATE  
SERVICES INC.

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