



1270-1272 Border Street | Winnipeg, MB

# Sub-Lease with dock and grade loading

Situated in the St. James/Border Street industrial corridor, the building has easy access to major thoroughfares, transit, and amenities.

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# Property Overview

For Sub-Lease

## \$8.50

Per Square Foot NET

**Additional: \$6.60 PSF**  
(Including management fee)

Size

## 11,240 SF

1270 Border Street is a well-positioned industrial building offering 11,240 square feet of high clearance warehouse or manufacturing space. With  $\pm 18$ -foot clear height, the facility provides excellent vertical clearance for racking, storage, or heavy machinery. The loading includes two dock-level doors for trailer loading as well as two grade-level doors for drive-in flexibility. The layout supports efficient logistics, staging, and operations.



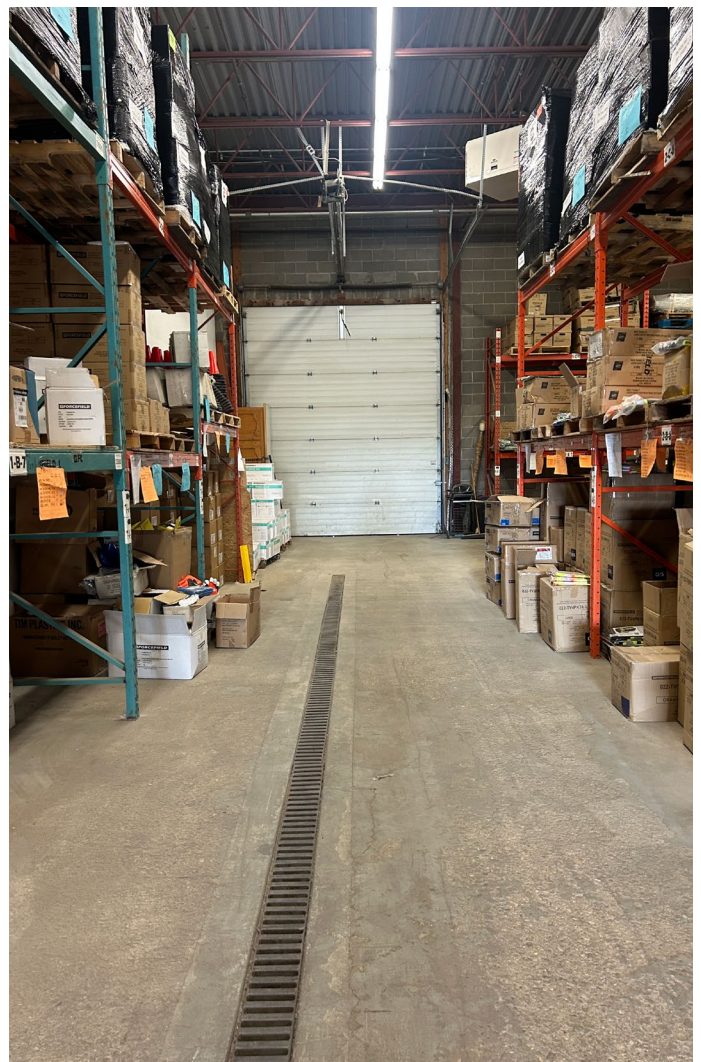
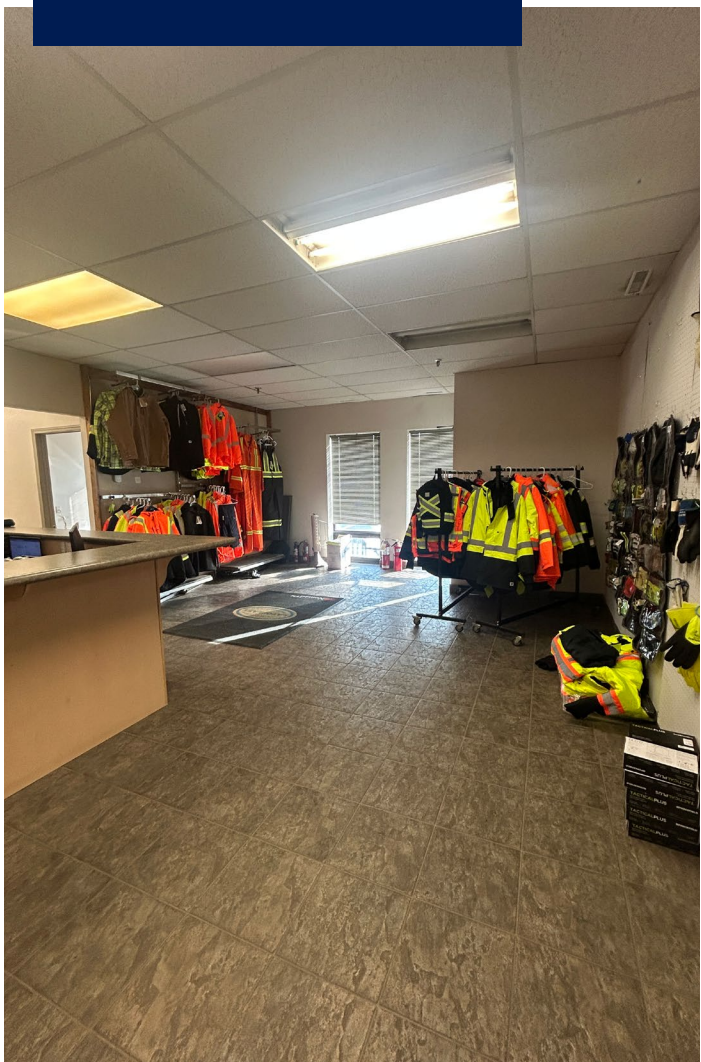
2 dock doors  
2 grade doors

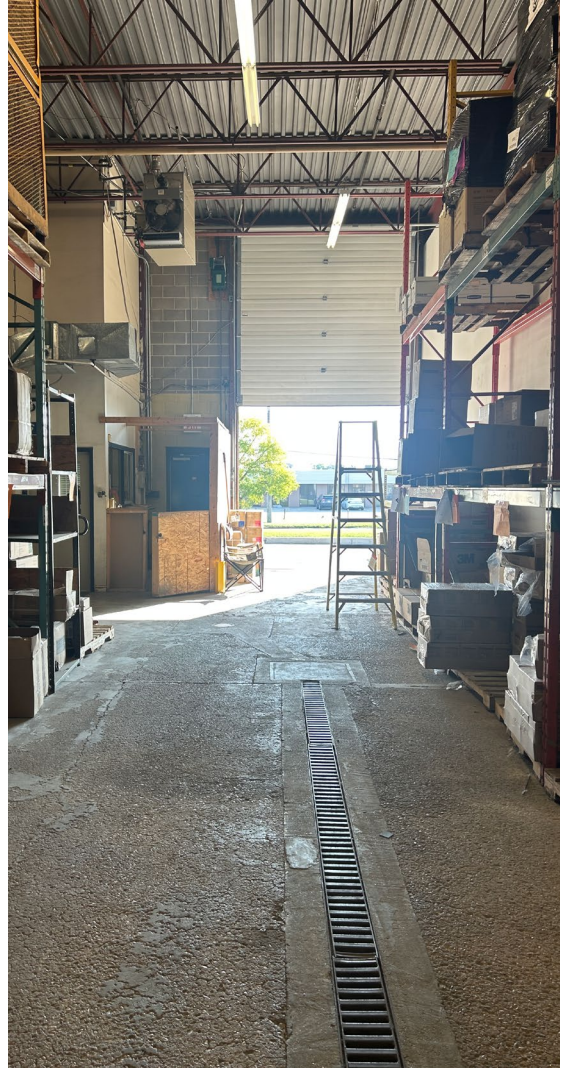
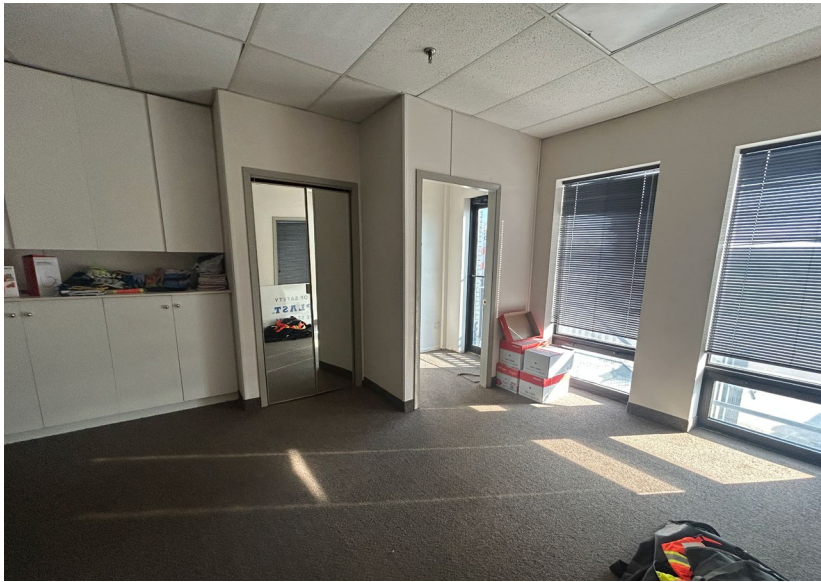
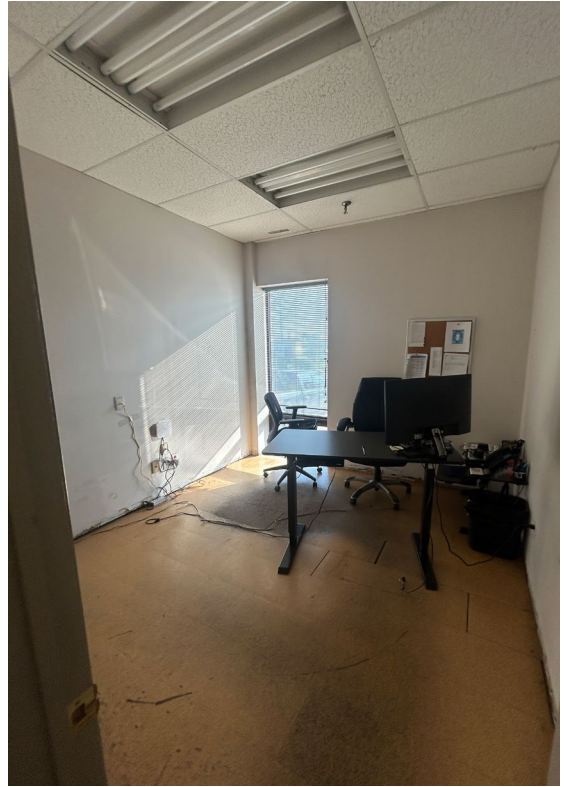


$\pm 18'$  clear height



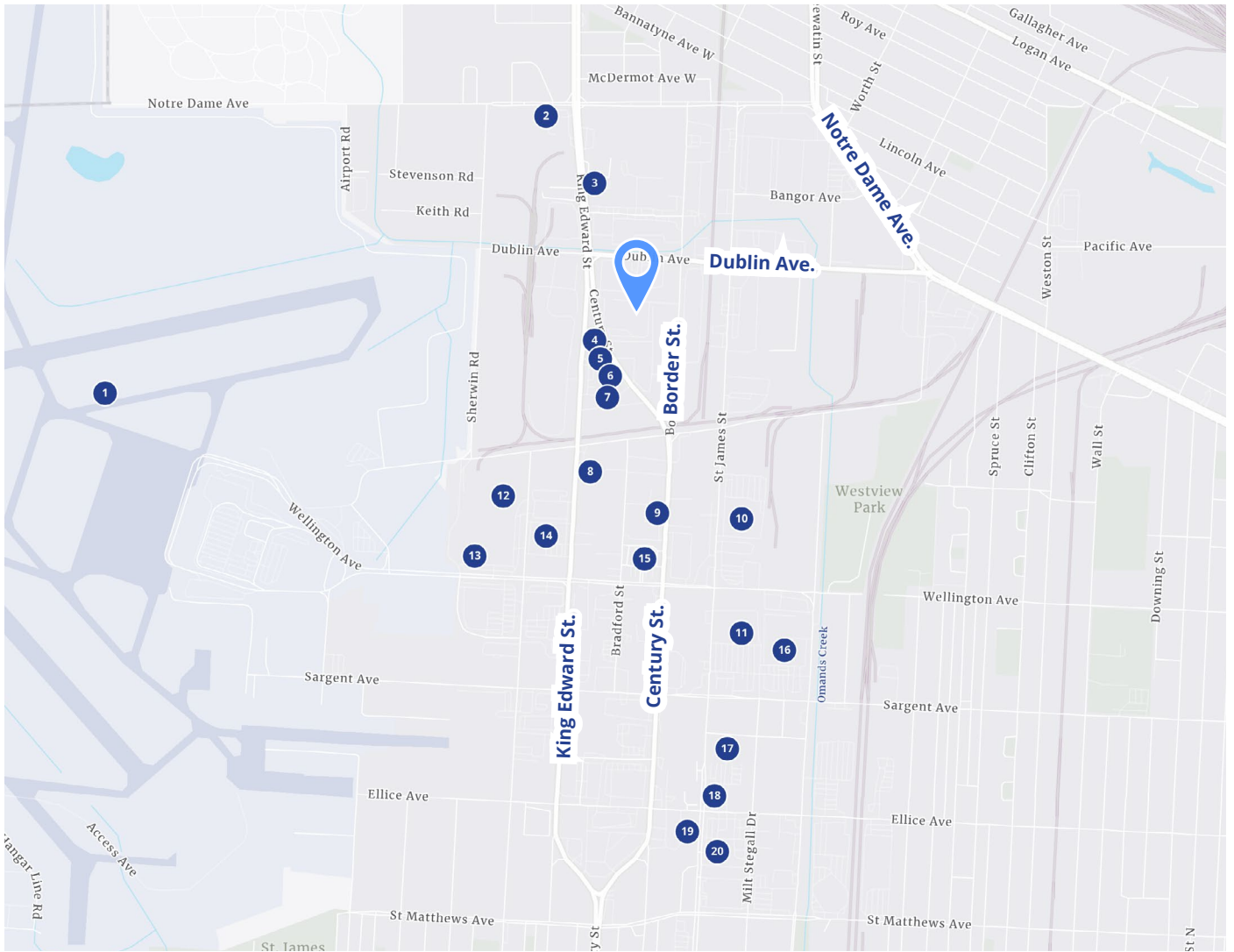
Available  
February 1, 2026





# Location Overview

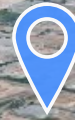
Situated in the St. James/Border Street industrial corridor, the building has easy access to major thoroughfares, transit, and amenities. It is ideal for light manufacturing, distribution, or warehouse users who need both dock and grade loading and sufficient ceiling height for operational efficiency.



- |                      |                          |                        |                         |
|----------------------|--------------------------|------------------------|-------------------------|
| 1. J.A.R Airport     | 6. Enterprise Rent-A-Car | 11. Crazy 8s Billiards | 16. Walmart Supercentre |
| 2. A&W               | 7. Home Run Sports       | 12. Subway             | 17. The Brick           |
| 3. McDonald's        | 8. Reliable Parts        | 13. Torque Brewing     | 18. Smittys             |
| 4. Wendy's           | 9. Costco Wholesale      | 14. Best Western Plus  | 19. Ashley Furniture    |
| 5. Burrito Splendido | 10. Superstore           | 15. Rona               | 20. Staples             |



WINNIPEG  
RICHARDSON  
INTERNATIONAL AIRPORT



CF Polo Park

PORTAGE AVENUE

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