



For Sublease

Single Tenant Building with Compound for Sublease

55 Trottier Bay, Winnipeg MB

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55 Trottier Bay

For sublease

Available immediately for Sublease, 55 Trottier Bay is a single tenant industrial building with compound storage space and existing office improvements. The M2 zoning allows this property to accommodate a variety of industrial uses.

Building Area	11,569 SF (plus ±2,108 SF second floor office)
Land Area	±0.57 acres
Asking Rate	\$13.50/SF net
Additional Rent	\$5.25/SF (2026)
Zoning	M2 - Manufacturing general
Loading	3 grade level doors - two 12' x 12', one 12 x 14'
Ceilings	±15 '6" clear
Electrical	400 amp, 600V, 3 phase
Sublease Expiry	December 31, 2029
Additional Features	<ul style="list-style-type: none">• Floor drain• Gated compound



Existing office improvements



Excellent access to major routes

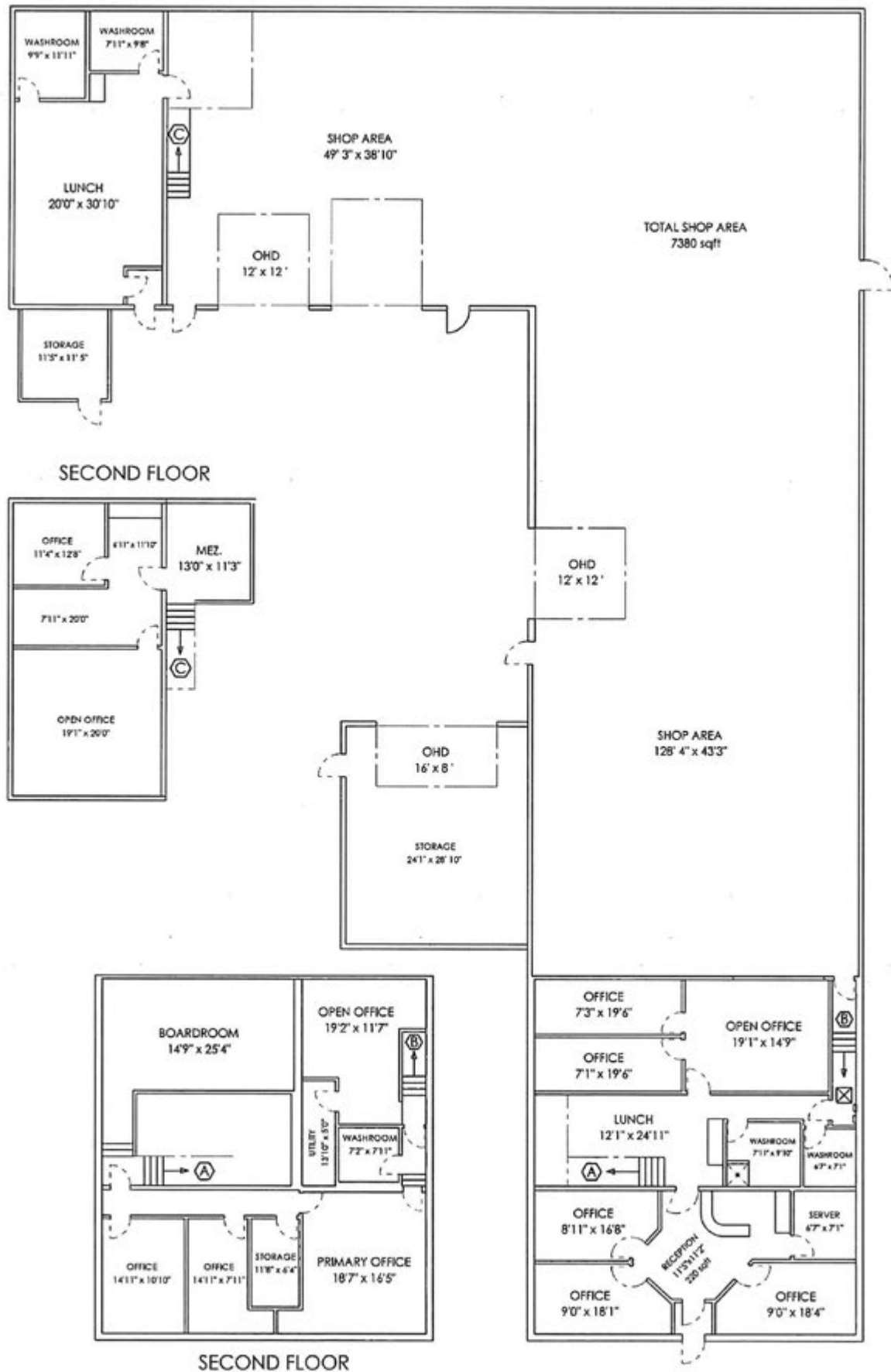


Zoning for a variety of uses



Gated compound

Floor Plan



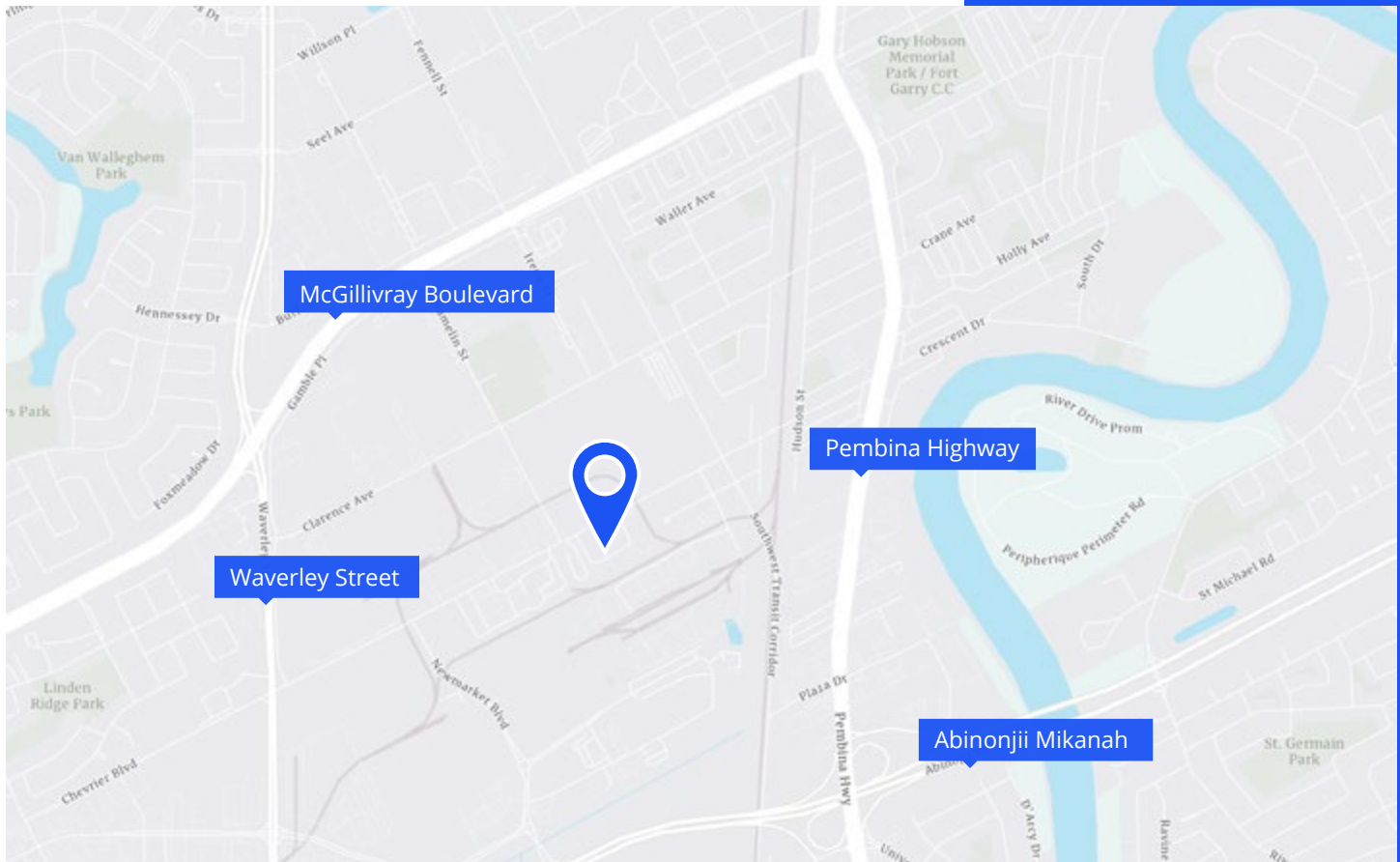
Photos



Easy access to major routes



55 Trottier Bay is well located within the Fort Garry Industrial Park, with direct access to major transportation routes including Pembina Highway and Waverley Street.



Drive Times

Perimeter Highway 12 minutes

Trans Canada Highway 15 minutes

Downtown Winnipeg 12 minutes

J.A.R. Int'l Airport 20 minutes

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