

# FOR LEASE

Industrial Building Available in the Inkster Industrial Park

1601 Church Avenue, Winnipeg, Manitoba



**CLOSE TO  
TRANSPORTATION  
ROUTES**



**EXCELLENT  
EXPOSURE**



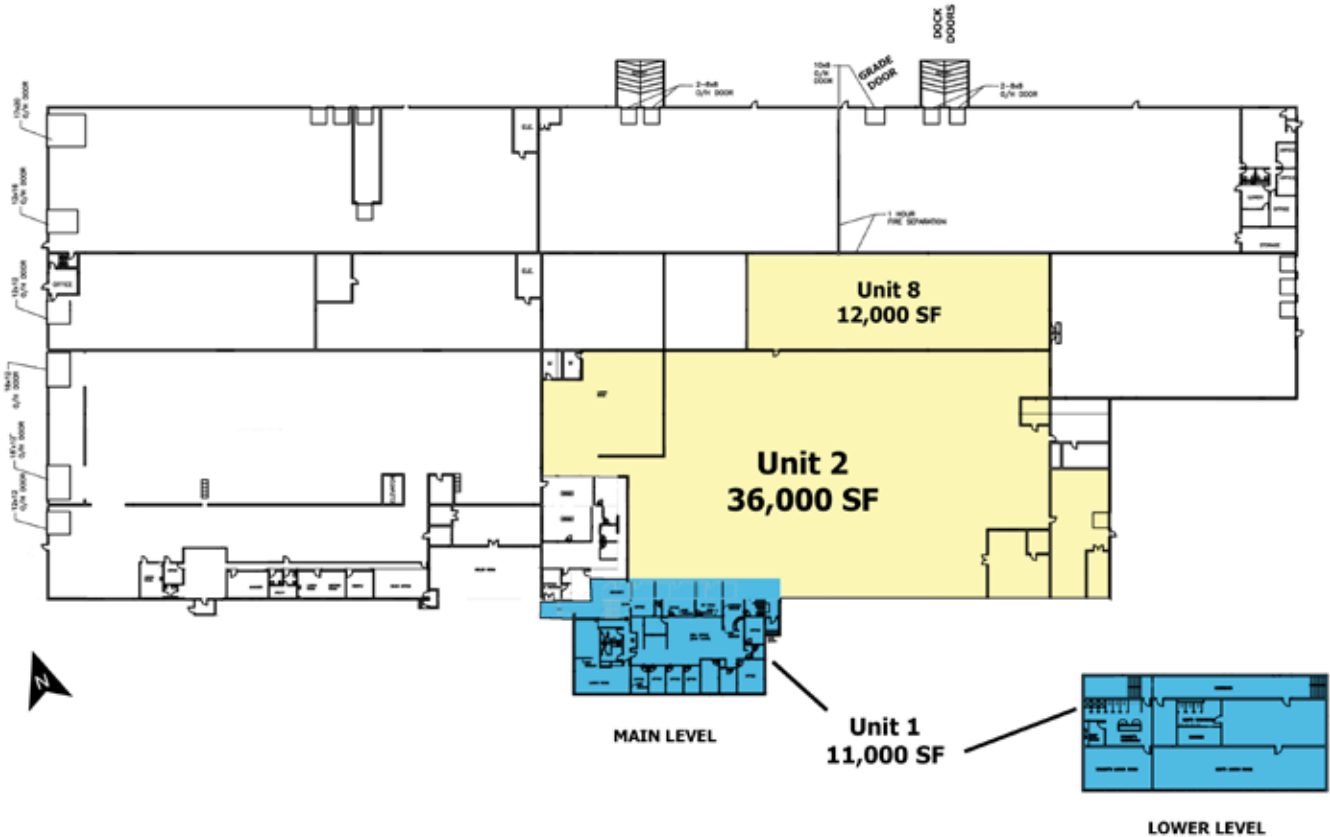
**SIGNAGE  
OPPORTUNITIES**



**PARKING  
AVAILABLE**

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204.474.2000

**Shindico**



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## PROPERTY SUMMARY

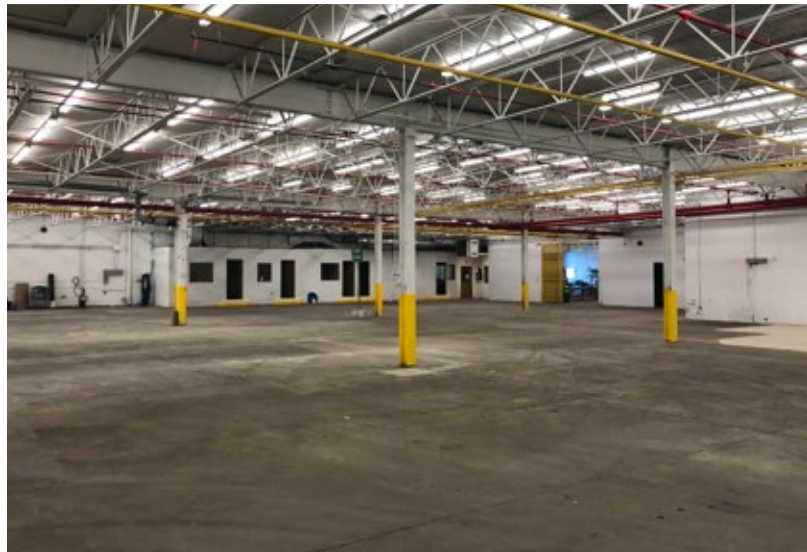
<b>Available:</b>	11,000 - 59,000 SF
Building Size	163,308 +/- SF
Land Area	13.1 +/- Acres
Net Rent	Unit 1: \$7.95/SF Unit 8 & 2: \$4.95/SF
Additional Rent (est.)	\$2.85/SF
Power	3 Phase 4 Wire
Ceiling	12' 6" Clear
Zoning	M2 Industrial

## LOCATION

- Located in the Inkster Industrial Park, at the intersection of Church Avenue & Hutchings Street.
- Close to major transportation routes.
- Minutes from CentrePort Canada, Canada's centre for global trade.

## FEATURES

- Contiguous sizes available
- 2 dock doors with load levellers: 1 - 8' x 10' & 10' x 8'
- 1 grade drive in O/H door with option to add more dock & grade doors
- Shipping/receiving area
- Newly renovated office space
- T-8 fluorescent lighting in warehouse
- Sprinklered throughout
- Compound space available
- Low cost energy efficient building
- Ample on-site parking
- Potential uses include multi-tenant, industrial, warehouse & manufacturing





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FOR MORE INFORMATION, PLEASE CONTACT:

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# Shindico

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*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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