

**AVISON
YOUNG**



585

JARVIS AVENUE

WINNIPEG, MANITOBA

INDUSTRIAL SPACE FOR LEASE

Partnership. Performance.

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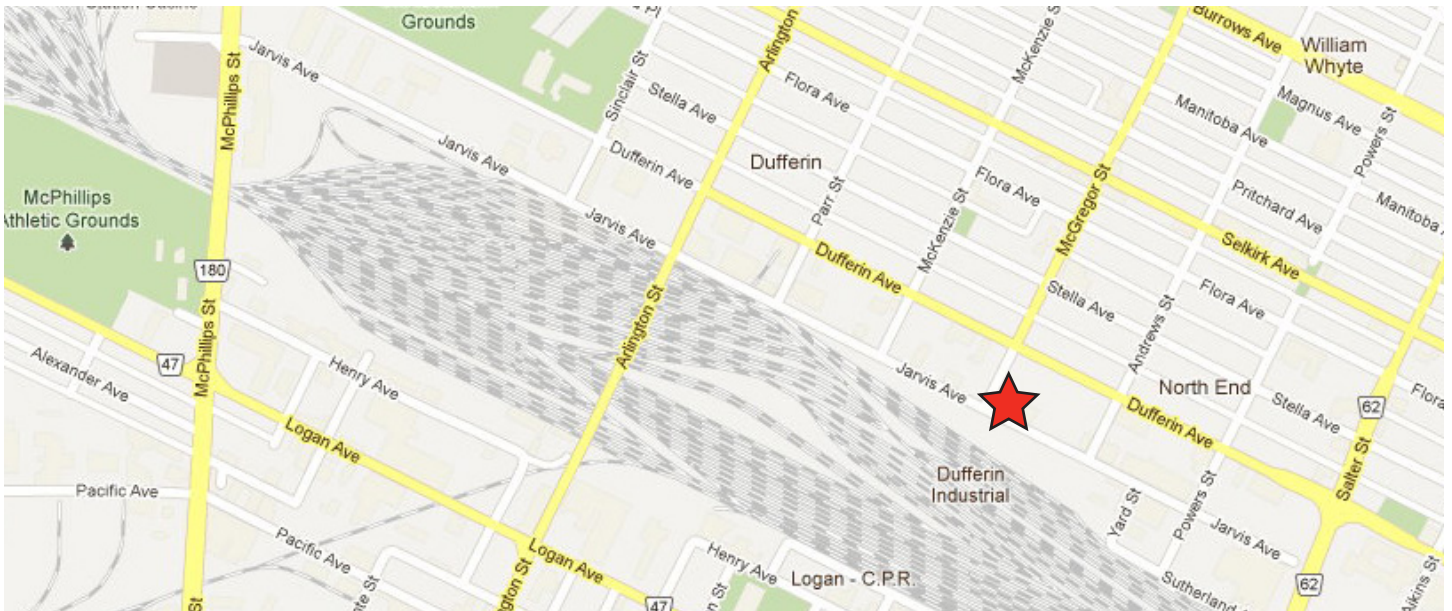


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585 Jarvis Avenue

DETAILS & LOCATION

- Constructed in 2008
- Total lot size: 22,052 sf
- Zoning: M2
- Paved parking lot
- Wood frame construction, 8" R28 insulated walls, R40 sloped roof, not sprinklered
- 200 amp single phase power per suite
- Grade level loading – 12 ft W x 14 ft H
- Partial offices in place
- 18 ft ceiling height
- In-floor heat
- Space available:
 - Unit 1: 1,600 sf
 - Unit 3: 1,600 sf
 - Unit 4: 1,600 sf
- **Net rent: \$10.00 psf / annum**
- **CAM / Tax: \$5.00 (2019/2020 est.)**
Including management fees



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INTERIOR IMAGES

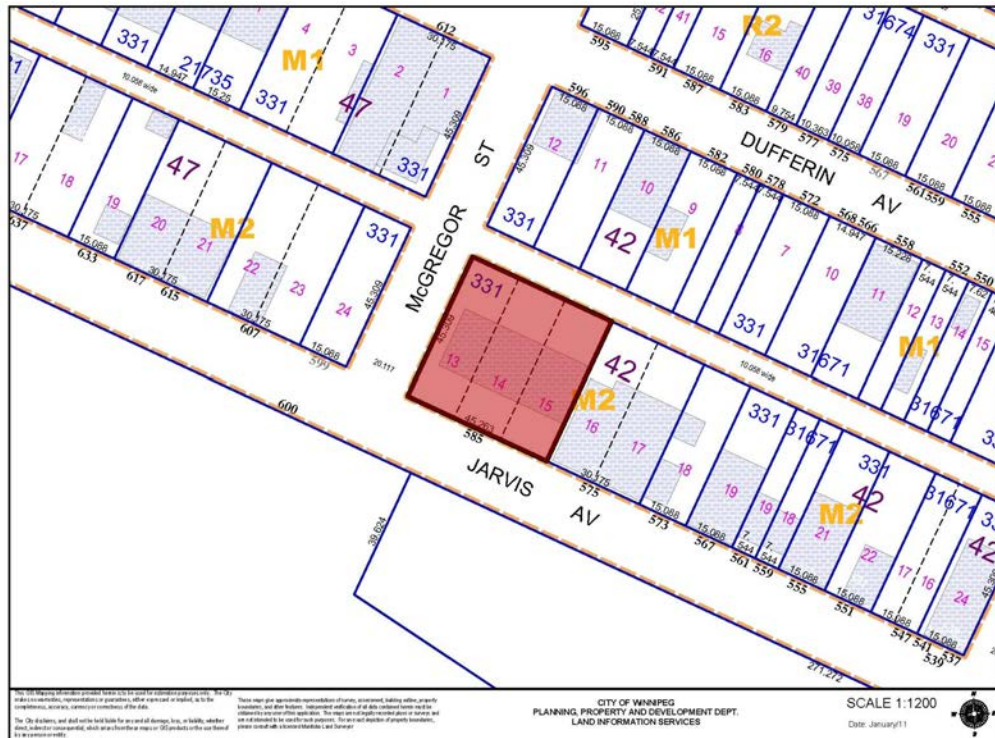
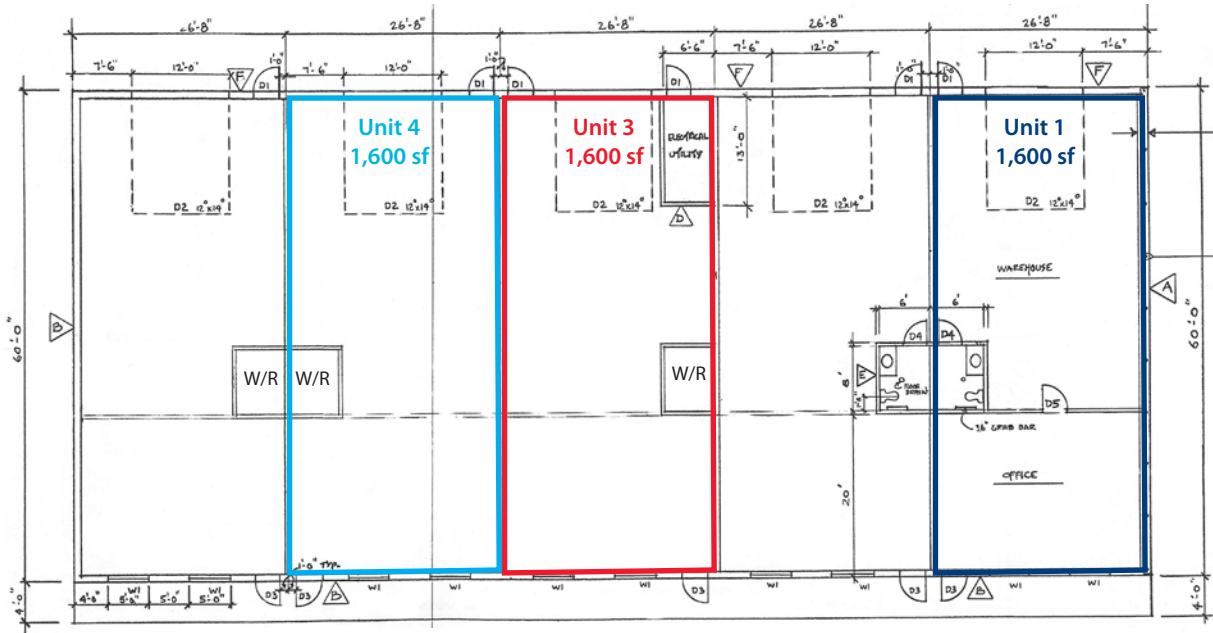


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FLOOR PLAN & SITE PLAN



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