

FOR LEASE

1470 Willson Place

Warehouse Space Available

Stephen Sherlock
Vice President

T 204 928 5011
C 204 799 5526
steve.sherlock@cwstevenson.ca

James Toker
Associate

T 204 934 6210
C 204 914 8423
james.toker@cwstevenson.ca

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(+/-) 10,105 sf Warehouse With 6 Grade Doors

PROPERTY HIGHLIGHTS

- Shell warehouse ready for office/storefront buildout
- Column free clear span building
- Located in the heart of SW Winnipeg one of the cities most desirable areas with convenient access to Waverley Street and McGillivray Boulevard
- Ideal for light manufacturing, machine shop, warehousing, etc. with heavy duty air make up system
- Insulated to R20
- Landlord will entertain both long an short term tenancies (minimum 6 months)
- Six grade level overhead doors
(five 20'x16' and one 16'x14')
- (+/-) 18' - 21' clear ceiling height
- (+/-) 6,500 sf fenced compound
- 400 AMP 600 volt power
- Also available (+/-) 4,522 sf office space for lease
- Zoned M2

Lease Rate: \$12.95 PSF NET

CAM & Tax: \$6.63 (2025 est)

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