

INDUSTRIAL CONDO FOR SALE IN SHERWIN PARK

UNIT 506-508 - 1200 SHERWIN ROAD



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 **CUSHMAN &
WAKEFIELD**
Winnipeg



PROPERTY HIGHLIGHTS

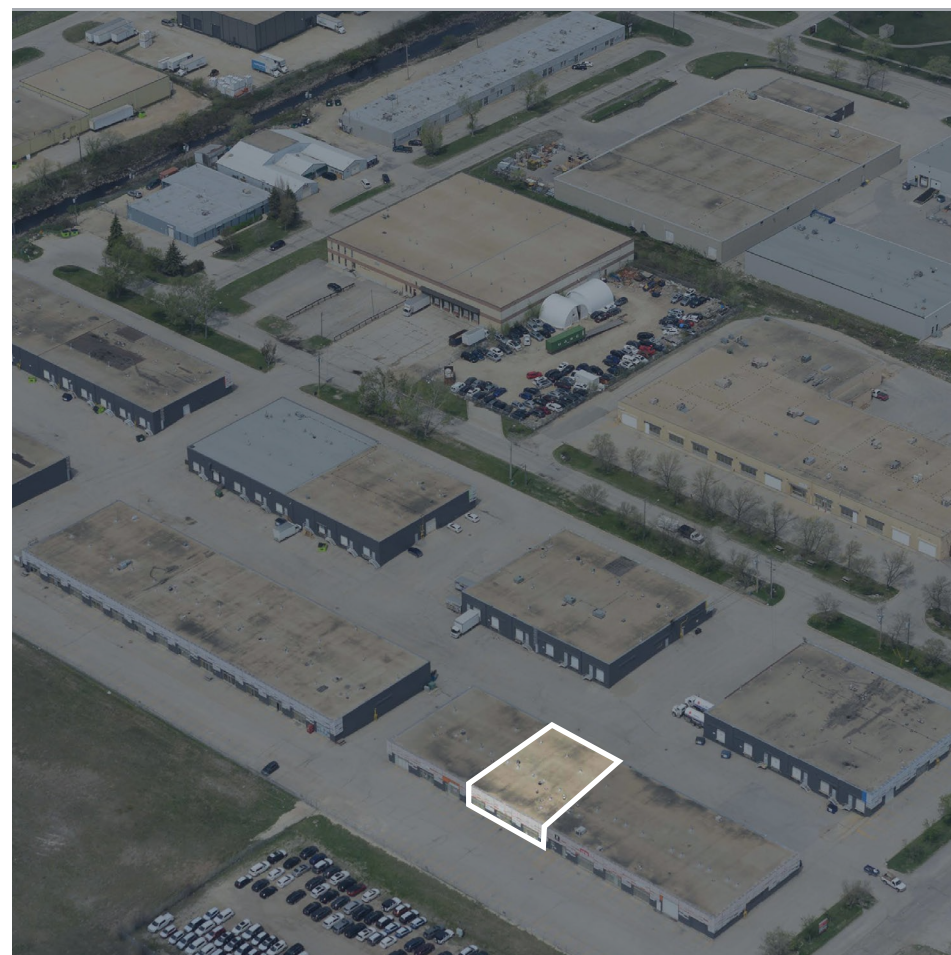
(+/-) 6,513 SF AVAILABLE

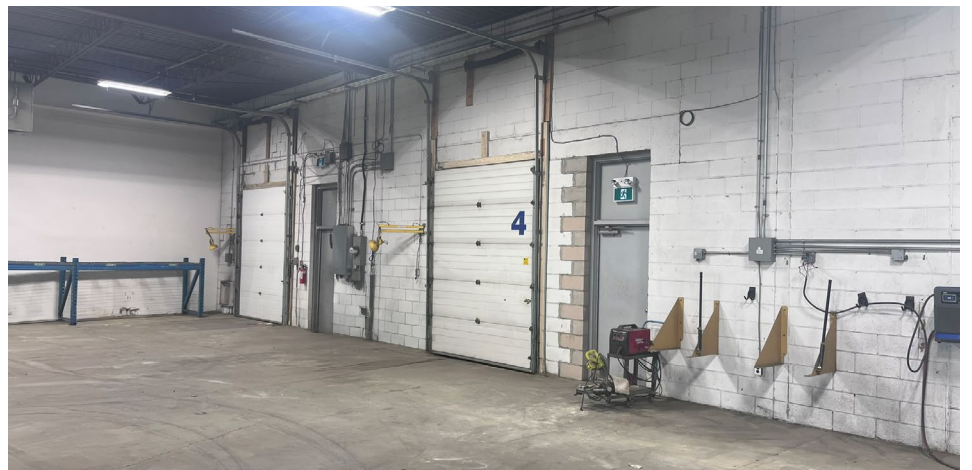
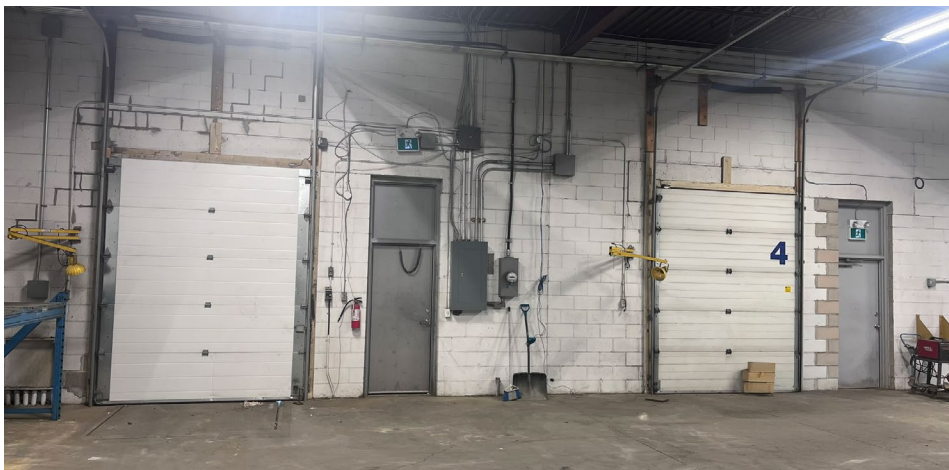
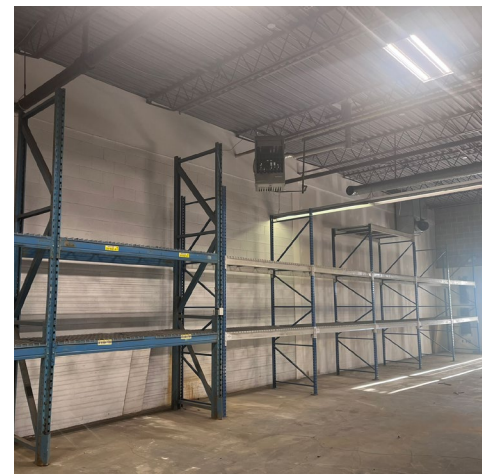
Located in the well-established Sherwin Park, this industrial condo at 1200 Sherwin Road offers exceptional functionality and convenience for a wide range of businesses. The property provides efficient warehouse space complemented by a private office, dock and grade-level loading, with excellent access to Route 90 and major transportation routes. With close proximity to the Winnipeg James Armstrong Richardson International Airport and ample on-site parking, this condo is ideally positioned for companies seeking a versatile, well-maintained space in a high-demand industrial corridor.

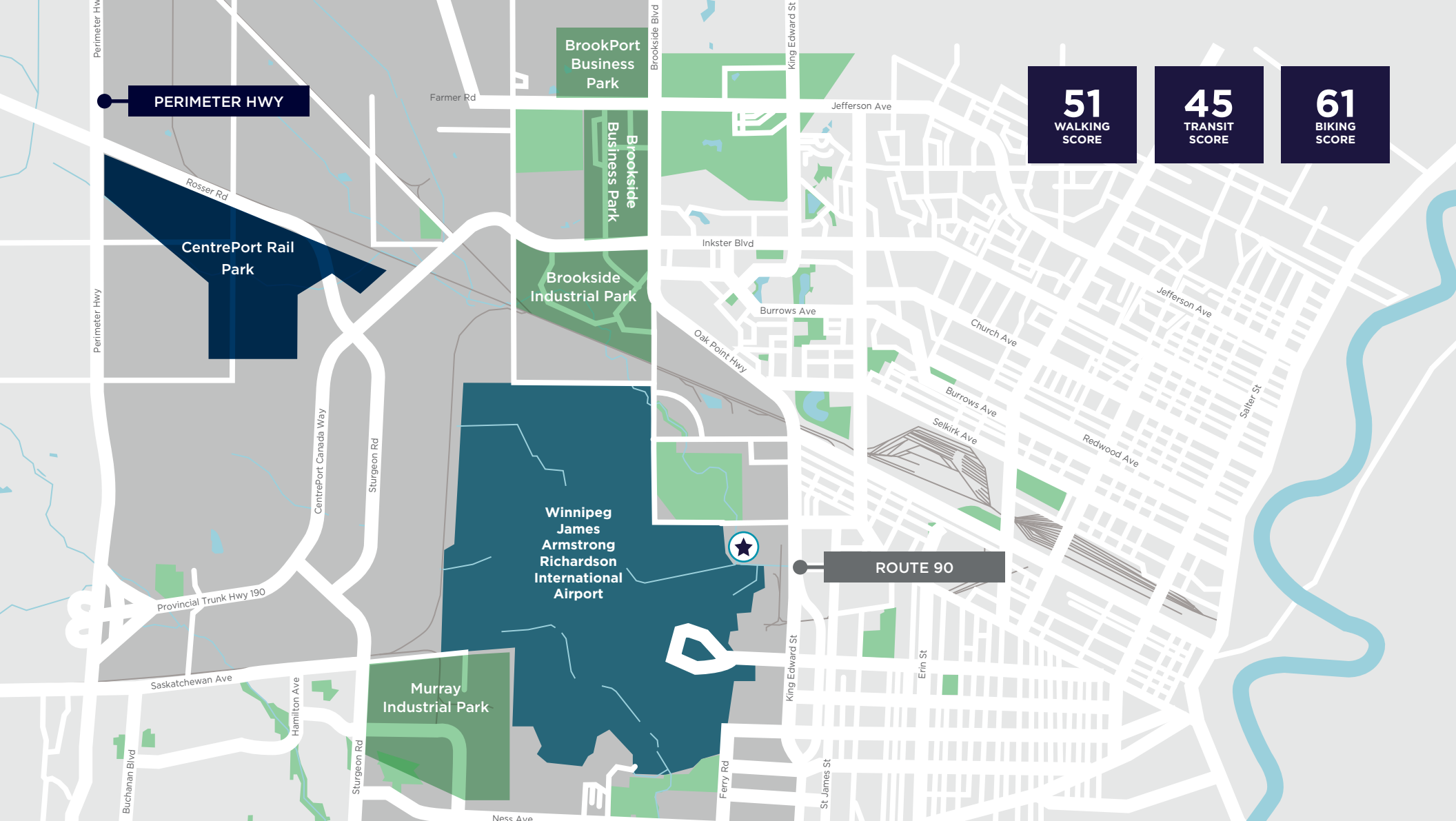
- Excellent access to Route 90, major transportation corridors, and Winnipeg James Armstrong Richardson International Airport
- Ideal for warehousing, light manufacturing, distribution, or service-based businesses
- Flexible open-concept warehouse layout
- Dock and grade-level loading
- (+/-) 625 sf office area with 1 private office, 1 washroom and open work area
- 2 dock level loading doors (8' x 10'), one with a leveller
- 1 grade level loading door (14' x 10')
- 16'3" clear ceiling height
- Ample on-site parking
- Move-in ready opportunity for owner-occupiers or investors

SALE PRICE: \$1,390,000

PROPERTY TAX: \$22,995.58 (2025)







PERIMETER HWY

CentrePort Rail
Park

BrookPort
Business
Park

Brookside
Business Park

Brookside
Industrial Park

Winnipeg
James
Armstrong
Richardson
International
Airport

Murray
Industrial Park

51
WALKING
SCORE

45
TRANSIT
SCORE

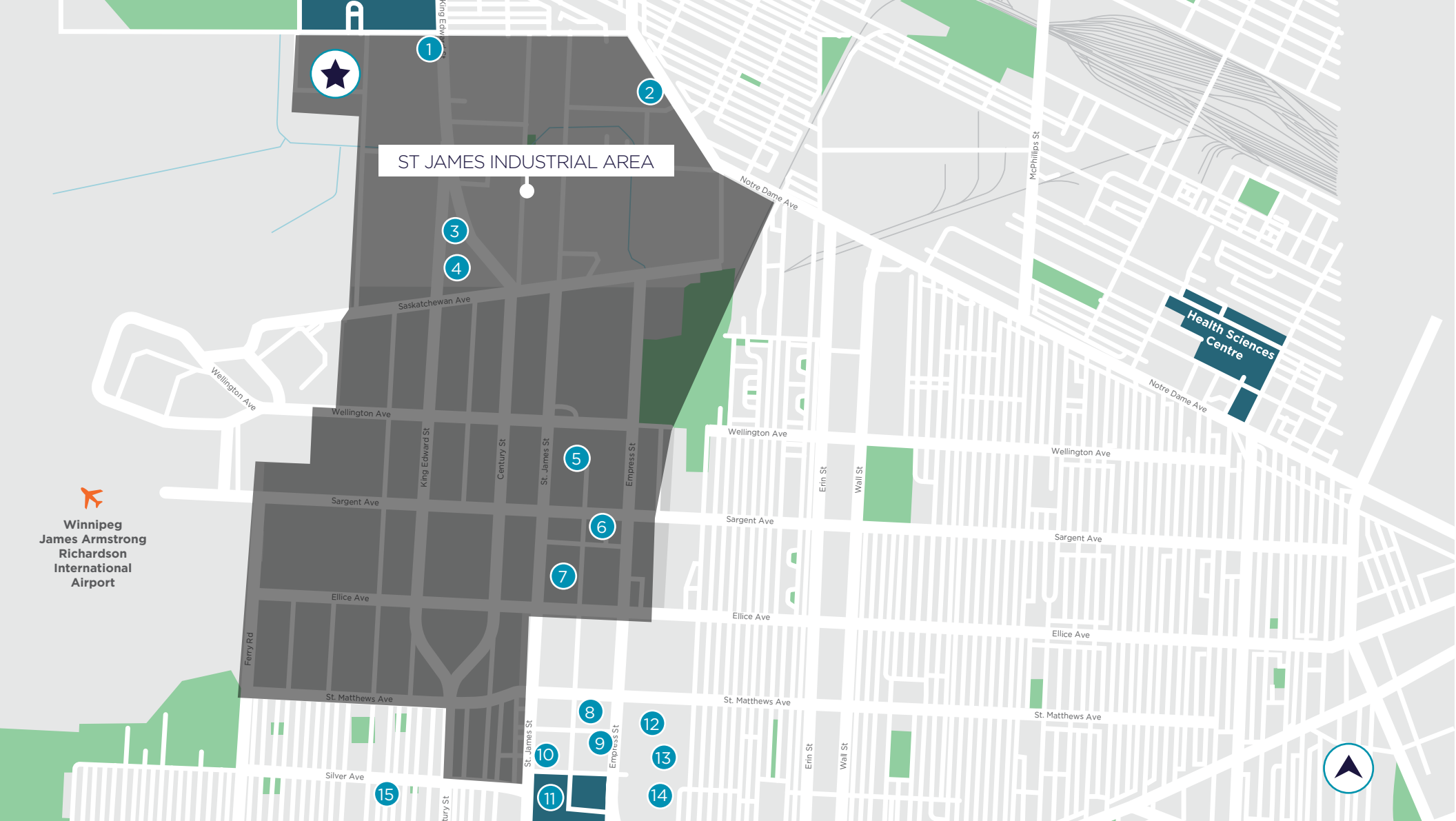
61
BIKING
SCORE

ROUTE 90

DRIVE TIMES

- 2 MINS TO ROUTE 90
- 3 MINS TO THE AIRPORT
- 13 MINS TO THE CENTREPORT
- 13 MINS TO THE PERIMETER HWY

AREA
MAP




Winnipeg
James Armstrong
Richardson
International
Airport

AMENITIES MAP

- | | | | |
|---|-------------|----|---------------------------|
| 1 | A&W | 9 | PF CHANGS |
| 2 | TIM HORTONS | 10 | CINEPLEX |
| 3 | WENDY'S | 11 | POLO PARK SHOPPING CENTRE |
| 4 | TIM HORTONS | 12 | HOME DEPOT |
| 5 | SUPERSTORE | 13 | BURGER KING |
| 6 | WALMART | 14 | CHAPTERS |
| 7 | STAPLES | 15 | CANADIAN TIRE |
| 8 | WINNERS | | |



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