

INDUSTRIAL CONDO FOR LEASE IN SHERWIN PARK

UNIT 103 - 1200 SHERWIN ROAD



Ryan Munt
Executive Vice President

Ryan Munt Personal Real Estate Corporation

T 204 928 5015

C 204 298 1905

ryan.munt@cwstevenson.ca

 **CUSHMAN &
WAKEFIELD**
Winnipeg



PROPERTY HIGHLIGHTS

(+/-) 3,000 SF AVAILABLE

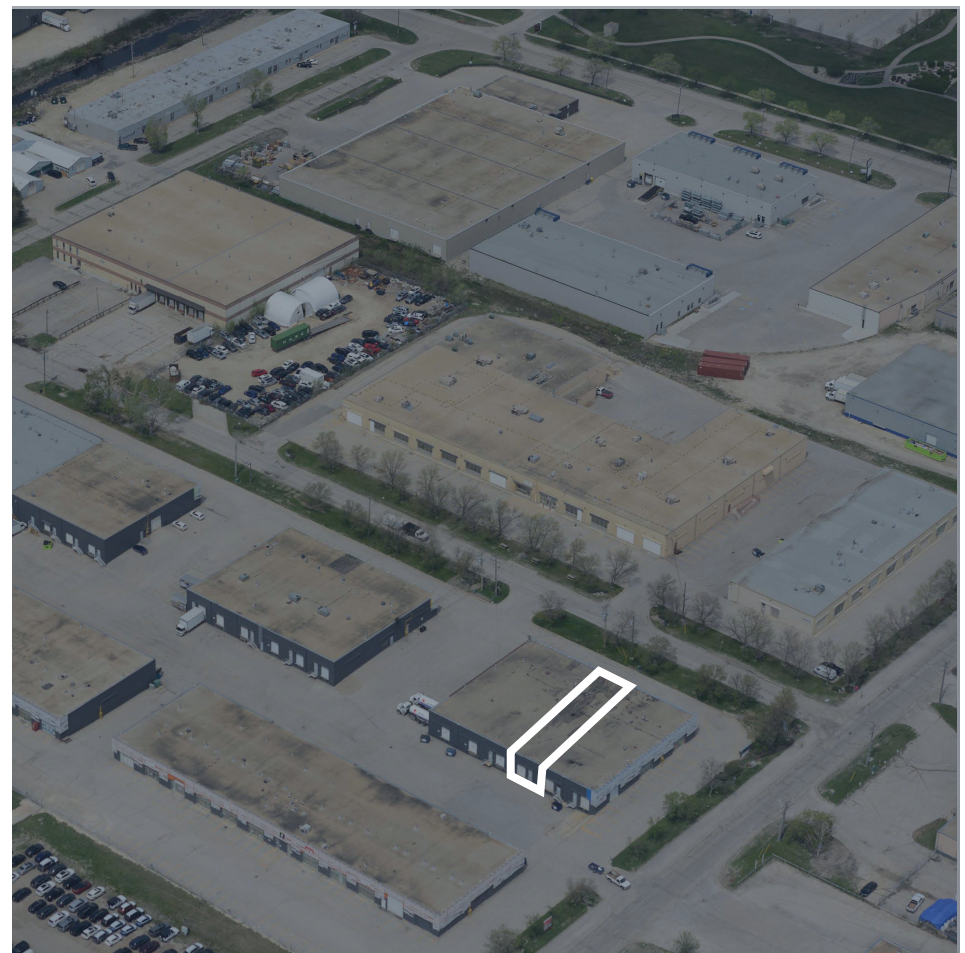
Located in the well-established Sherwin Park, this industrial condo at 1200 Sherwin Road offers exceptional functionality and convenience for a wide range of businesses. The property provides efficient warehouse space complemented by a private office, dock-level loading, and excellent access to Route 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.

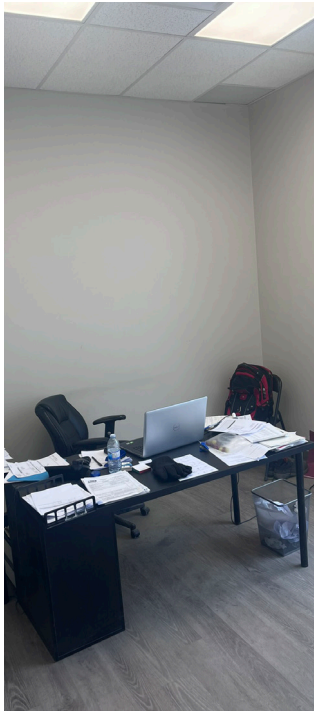
- Excellent access to Route 90, major transportation corridors, and Winnipeg James Armstrong Richardson International Airport
- Ideal for warehousing, light manufacturing, distribution, or service-based businesses
- Flexible open-concept warehouse layout
- 1 dock level loading door (8' x 10')
- (+/-) 16 ft clear ceiling height
- 1 private office, storage room, and 2 washrooms
- Ample on-site parking
- Move-in ready opportunity for owner-occupiers or investors

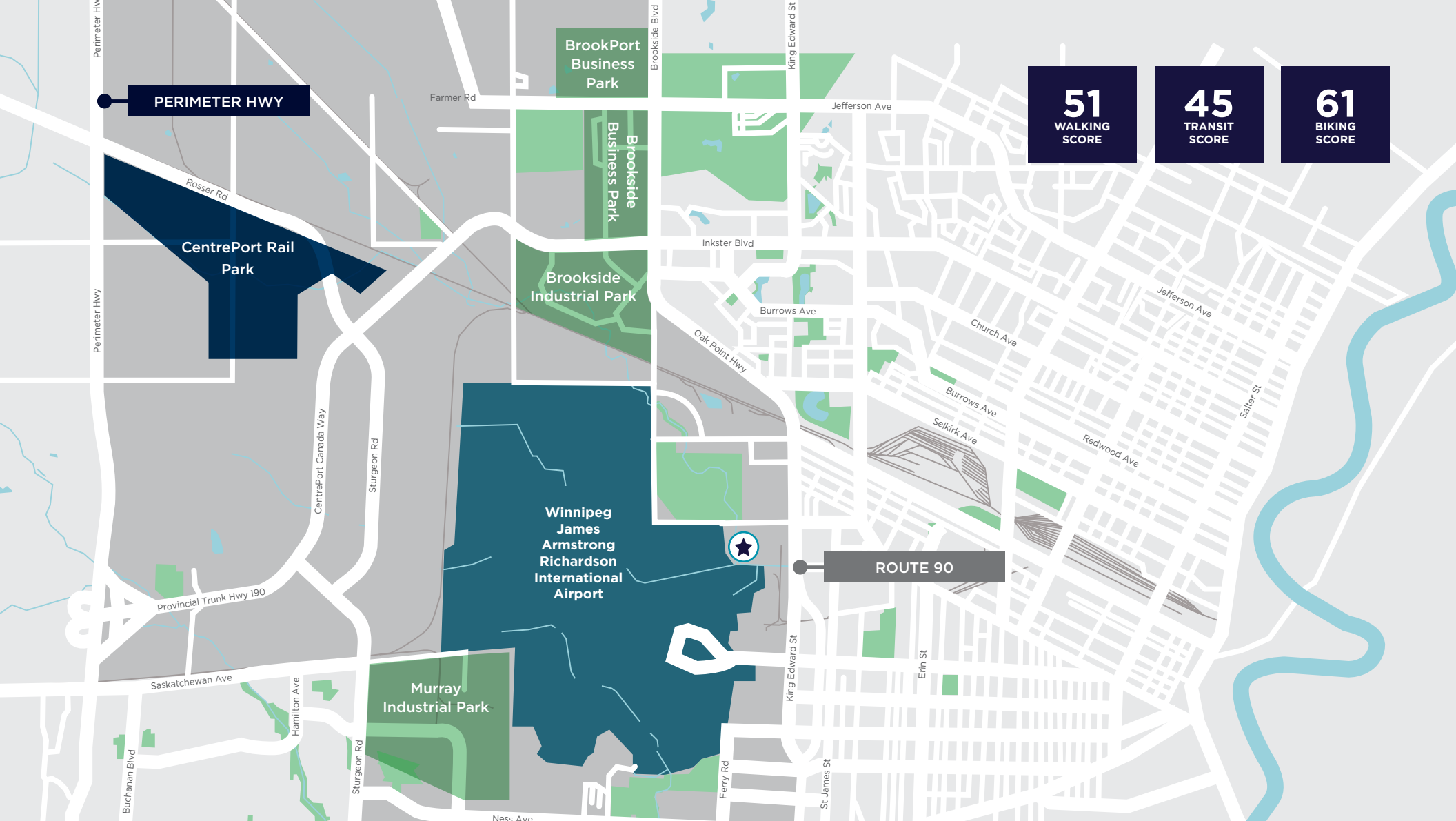
LEASE RATE: \$11.95 PSF

CAM & TAX: \$5.81 PSF (2026 EST)

**Plus a management fee based on gross rent*







AREA MAP

DRIVE TIMES

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




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 | | |



CONTACT

Ryan Munt
Executive Vice President

Ryan Munt Personal Real Estate Corporation

T 204 928 5015

C 204 298 1905

ryan.munt@cwstevenson.ca



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.