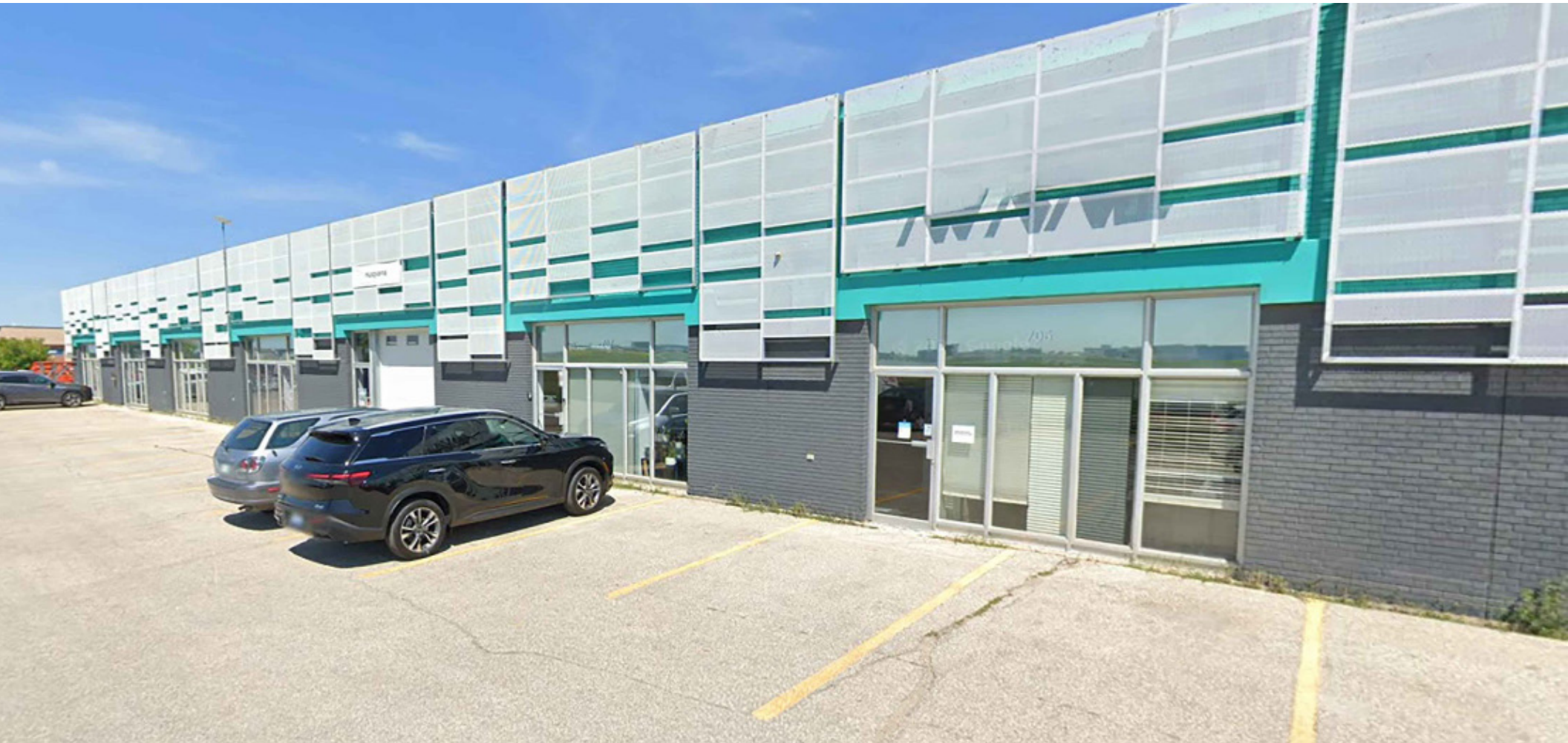


WAREHOUSE FOR LEASE ON SHERWIN ROAD

1200 SHERWIN ROAD, UNIT 706



Ryan Munt
Executive Vice President

Ryan Munt Personal Real Estate Corporation

T 204 928 5015

C 204 298 1905

ryan.munt@cwwinnipeg.com

Karin Thielmann
Senior Associate

T 204 934 6226

C 204 470 4715

karin.thielmann@cwwinnipeg.com

 **CUSHMAN &
WAKEFIELD**
Winnipeg



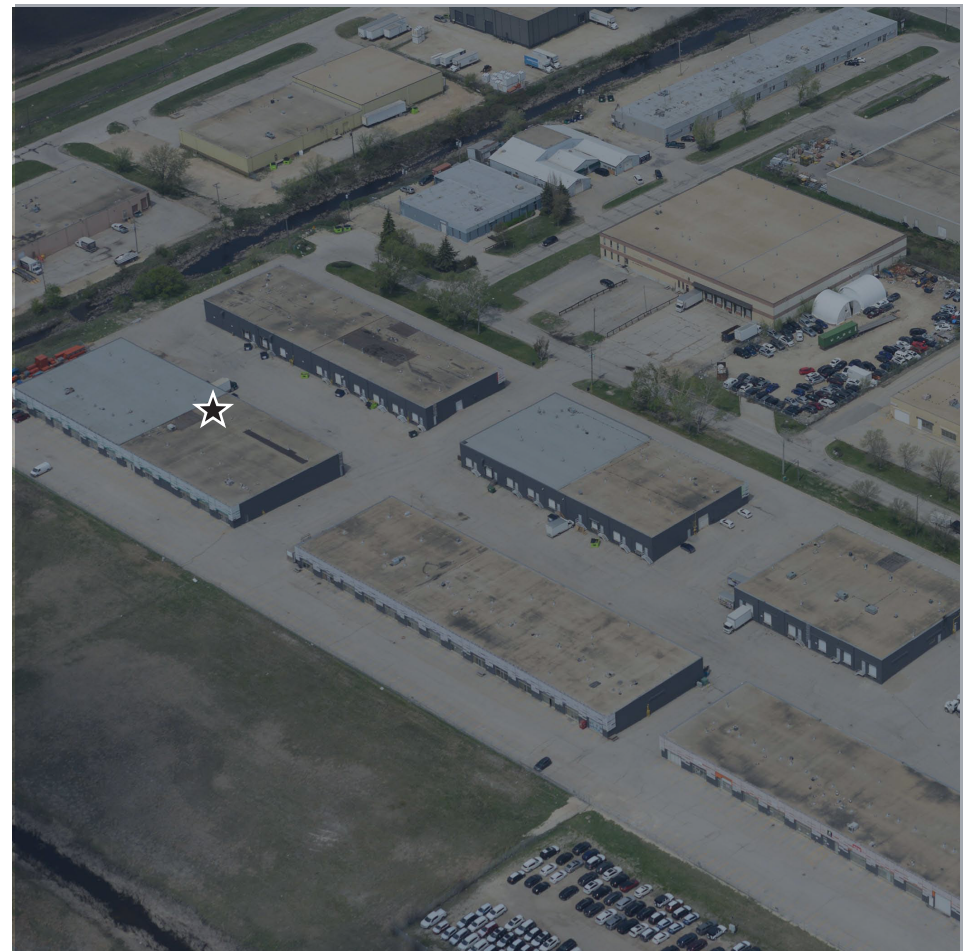
PROPERTY HIGHLIGHTS

TOTAL SF: (+/-) 1,200 SF

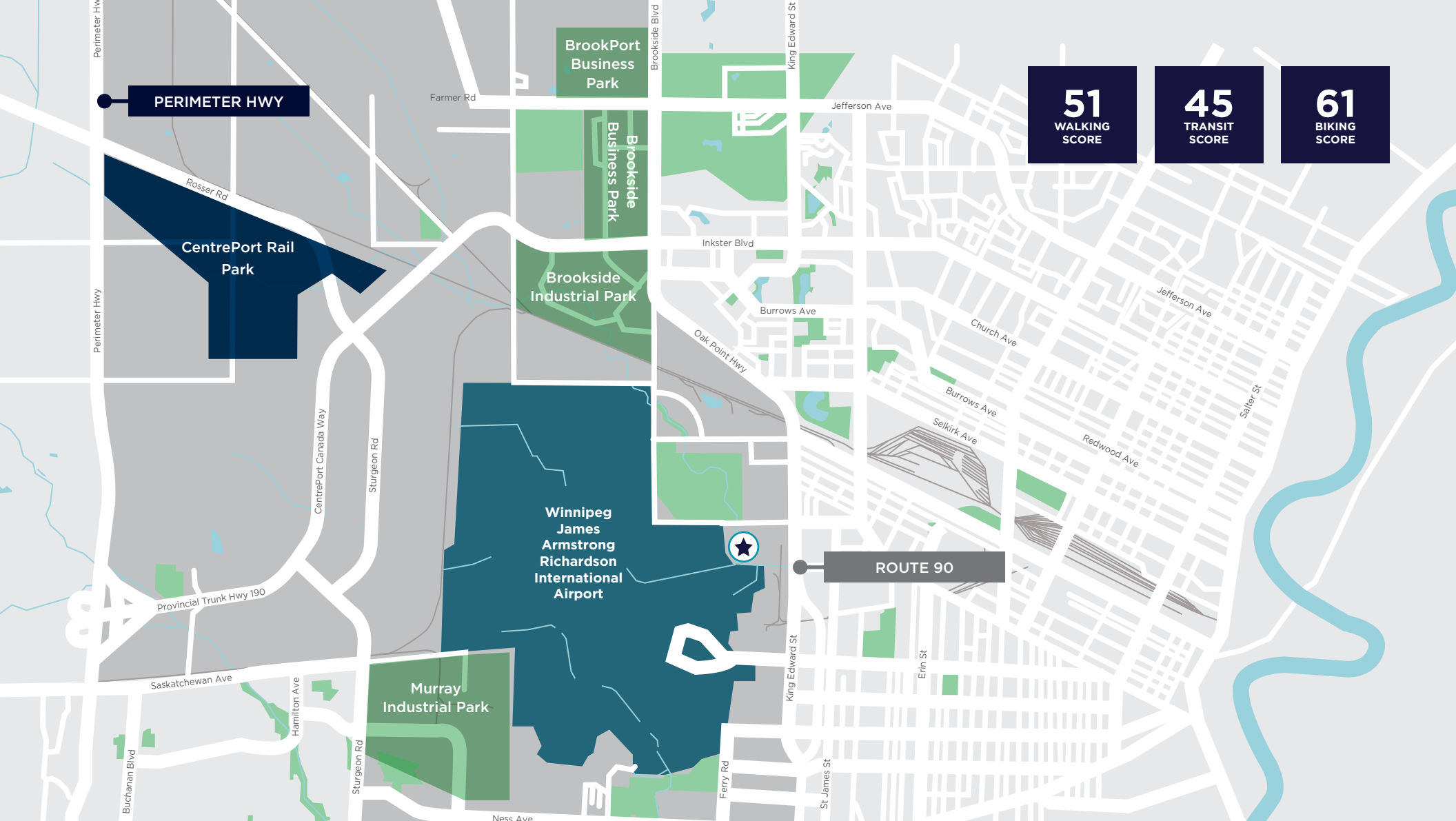
- Excellent access to Route 90, major transportation corridors, and Winnipeg James Armstrong Richardson International Airport
- Ideal for warehousing, light manufacturing, distribution, or service-based businesses
- Flexible open-concept warehouse layout
- 1,200 sq. ft. of functional warehouse space
- Access to shared kitchenette and washroom
- One dock-level loading door
- Ample on-site parking available

LEASE RATE: \$2,500 PER MONTH GROSS

*Including utilities







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 | WINNERS |
| 2 | TIM HORTONS | 10 | PF CHANGS |
| 3 | WENDY'S | 11 | CINEPLEX |
| 4 | TIM HORTONS | 12 | POLO PARK SHOPPING CENTRE |
| 5 | COSTCO | 13 | HOME DEPOT |
| 6 | SUPERSTORE | 14 | BURGER KING |
| 7 | WALMART | 15 | CHAPTERS |
| 8 | STAPLES | 16 | CANADIAN TIRE |



CONTACT

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