

FOR LEASE

21,900 SF to 46,149 SF industrial available in northwest Winnipeg

1169 Sherwin Road, Winnipeg, Manitoba

INDUSTRIAL STRENGTH



**CLOSE TO
TRANSPORTATION
ROUTES**



**SIGNAGE
OPPORTUNITIES**



**PARKING
AVAILABLE**



**MINUTES FROM
INTERNATIONAL
AIRPORT**

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1169 Sherwin Road, Winnipeg, Manitoba



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PROPERTY SUMMARY

Available: Front Half: 21,900 +/- SF
Back Half: 24,249 +/- SF
Both: 46,149 +/- SF

Total Building Area 96,431 +/- SF

Land Area 3.9 Acres

Net Rent Building: \$6.25/SF
Front Half: \$6.95/SF
Back Half: \$5.95/SF

Additional Rent (est. 2020) \$4.65/SF

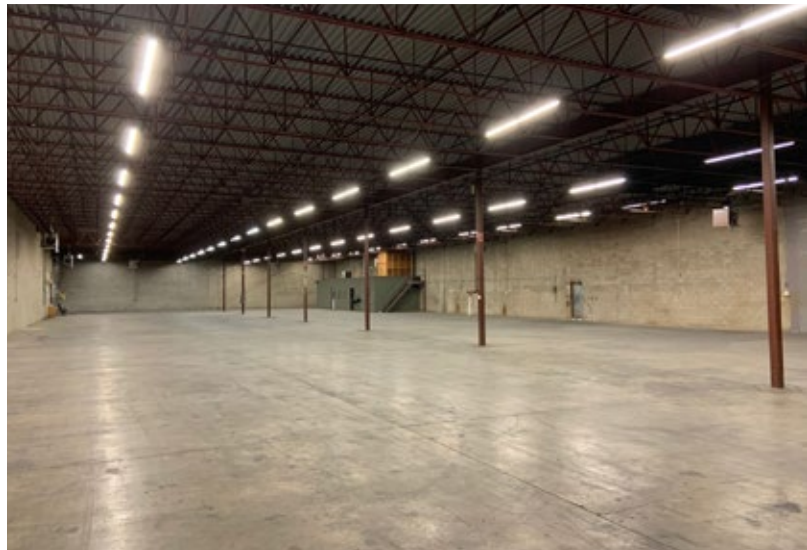
Power 200 Amp, 600 V, 3 Phase 4 Wire

Ceiling Height 18' +/-

Zoning M2 Industrial

FEATURES

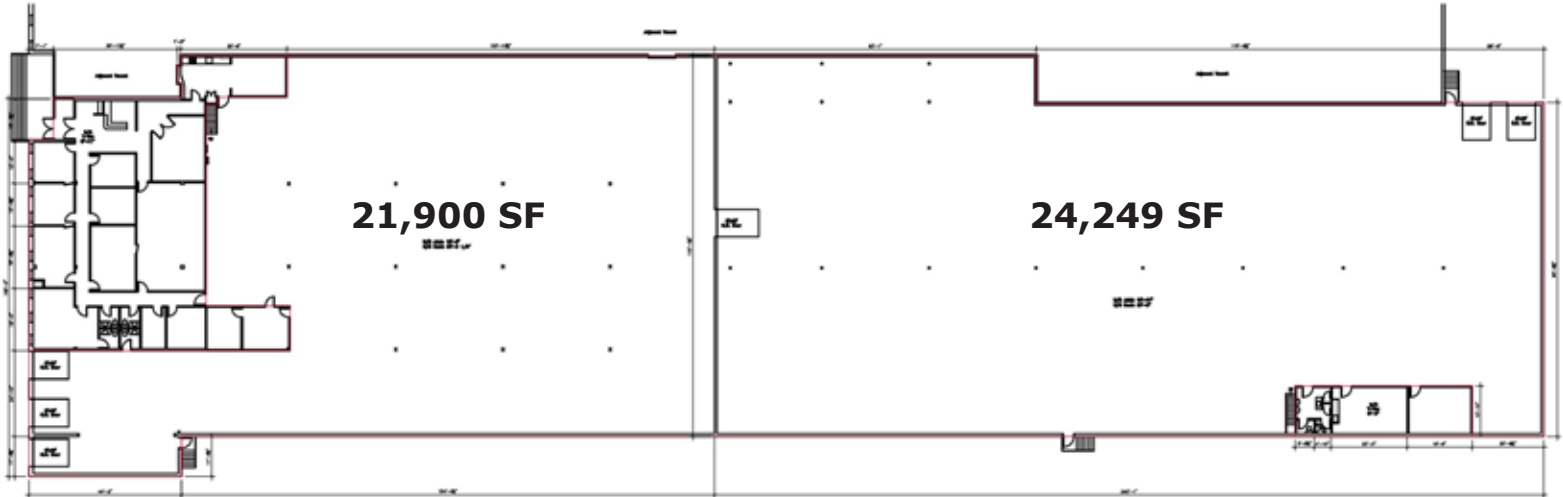
- Front half space includes 4,026 +/- SF office space (not including the offices in the warehouse) and 17,874 +/- SF warehouse space (including warehouse offices).
- 3 dock doors with load levellers in front half space.
- HVAC in office space.
- Back half space consists of 24,249 +/- SF warehouse space with washrooms, staff area and private office.
- 2 dock doors with load levellers in back half space.
- Shipping/receiving area.
- T-8 fluorescent lighting in warehouse and new LED lighting in office.
- Sprinklered throughout.
- Separately metered.
- On-site parking.
- Potential uses include industrial, warehouse & manufacturing.
- Located on Sherwin Road in northwest Winnipeg.
- Close to major transportation routes and international airport.



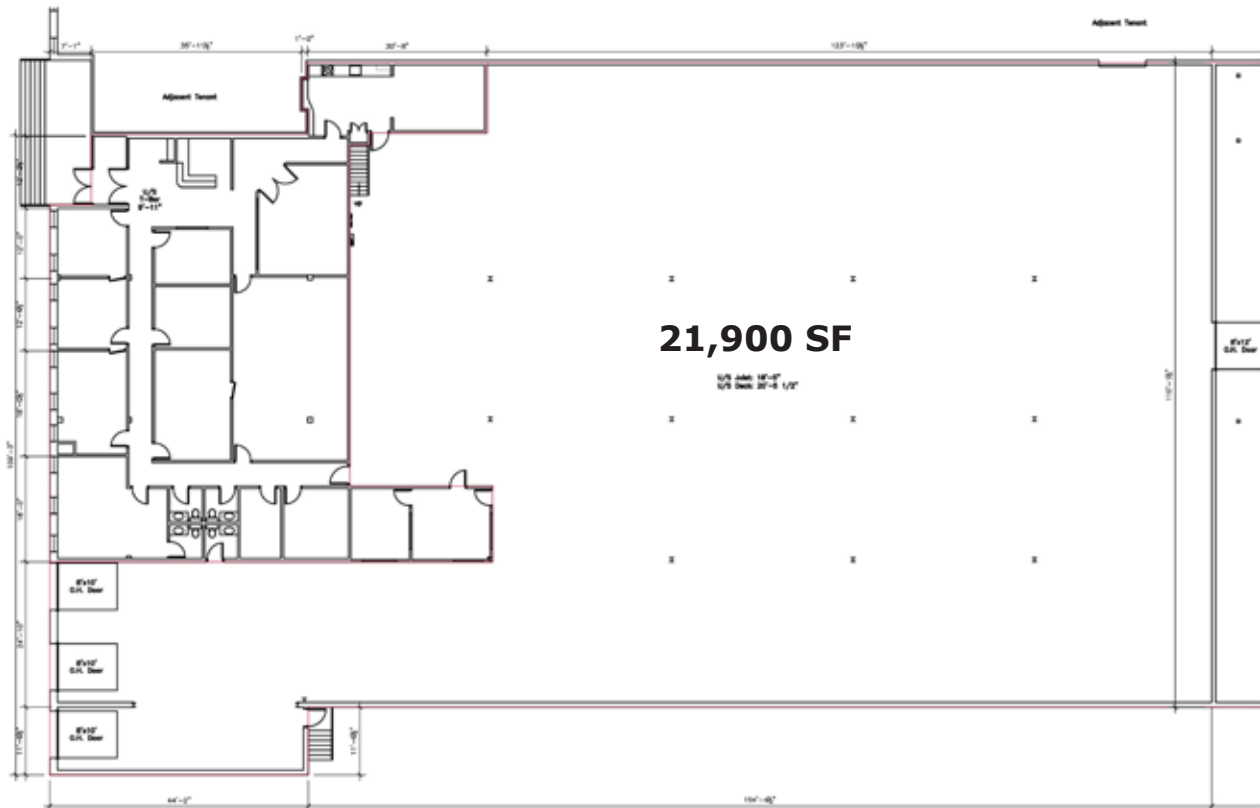
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OVERALL SITE PLAN:



FRONT OFFICE - WAREHOUSE FLOOR PLAN:



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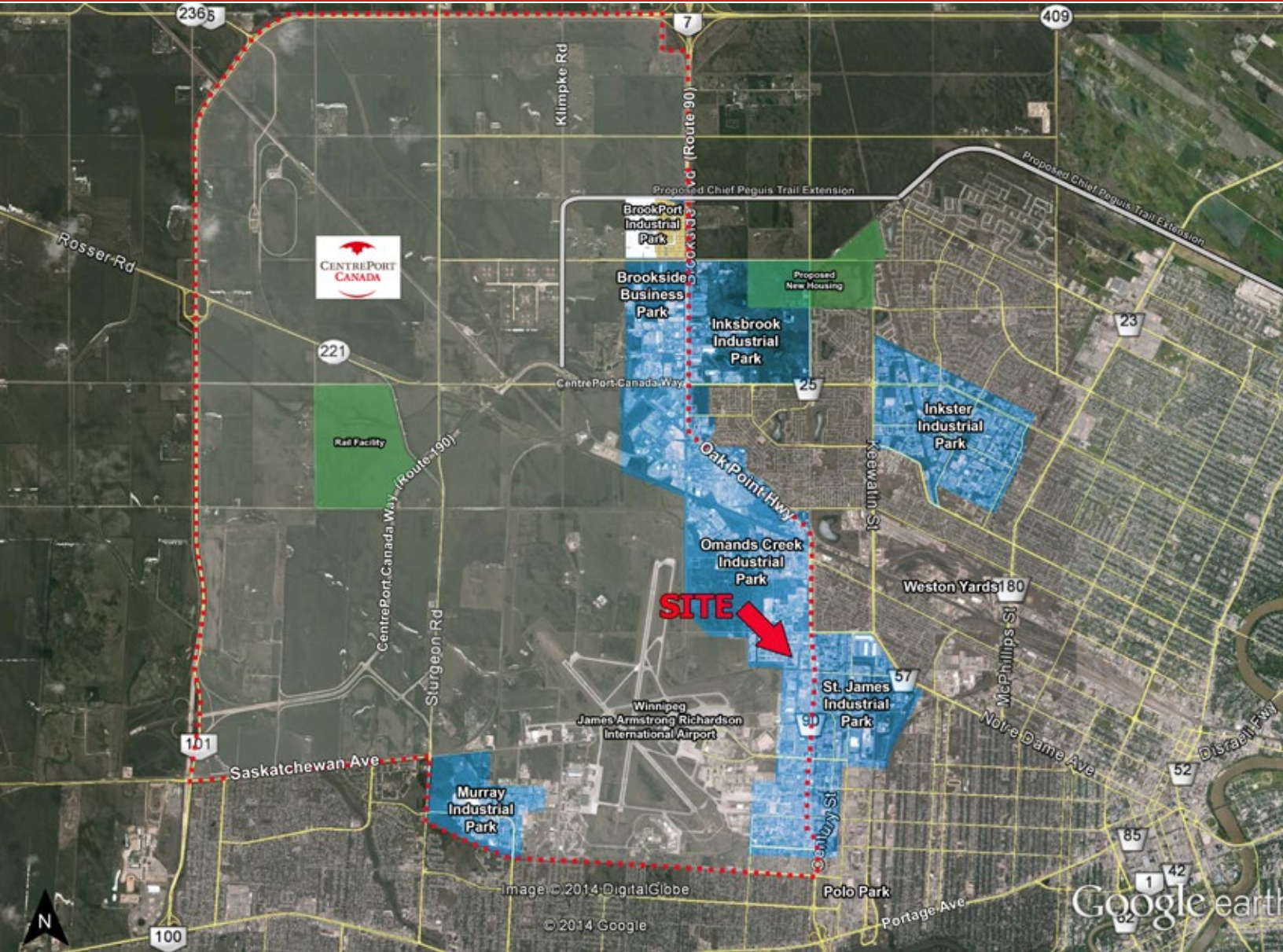
DRIVE TIMES FROM 1169 SHERWIN ROAD



Route from Subject Lands	Distance (km.)	Drive Time
1 North Perimeter Highway (Hwy 100) & Rte 90	9.6	10 min
2 East Perimeter Highway (Hwy 100) & Trans-Canada Highway East (Hwy 1)	23.5	31 min
3 South Perimeter Highway (Hwy 100) & Hwy 75	19.6	24 min
4 West Perimeter Highway (Hwy 100) & Trans-Canada Highway West (Hwy 1)	16.8	16 min
5 Winnipeg Richardson International Airport	3.2	6 min
6 Downtown (Portage Ave & Main St)	5.9	12 min
7 Lagimodiere Boulevard (Hwy 59) & Regent Avenue West	17.7	25 min
U.S. Border Crossing via Hwy 75	114	1 hr 24 min
U.S. Border Crossing via Hwy 330	119	1 hr 27 min
Brandon, Manitoba	217	2 hr 18 min

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FOR MORE INFORMATION, PLEASE CONTACT:

Robert Scaletta

Senior Vice President, Industrial
P (204) 928-8242
C (204) 223-9777
rscaletta@shindico.com

Mark Scaletta

Manager, Industrial
P (204) 928-8223
C (204) 510-3754
mscaletta@shindico.com

Shindico Realty Inc.
200-1355 Taylor Avenue
Winnipeg, Manitoba R3M 3Y9
P (204) 474-2000
inquire@shindico.com
www.shindico.com

Shindico

Succeeding by Helping Others Succeed

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