

# FOR LEASE

Multi-Tenant Industrial Building

1441 - 1445 Church Avenue, Winnipeg, Manitoba

## INDUSTRIAL STRENGTH



**CLOSE TO  
TRANSPORTATION  
ROUTES**



**EXCELLENT  
FRONTAGE**



**SIGNAGE  
OPPORTUNITIES**



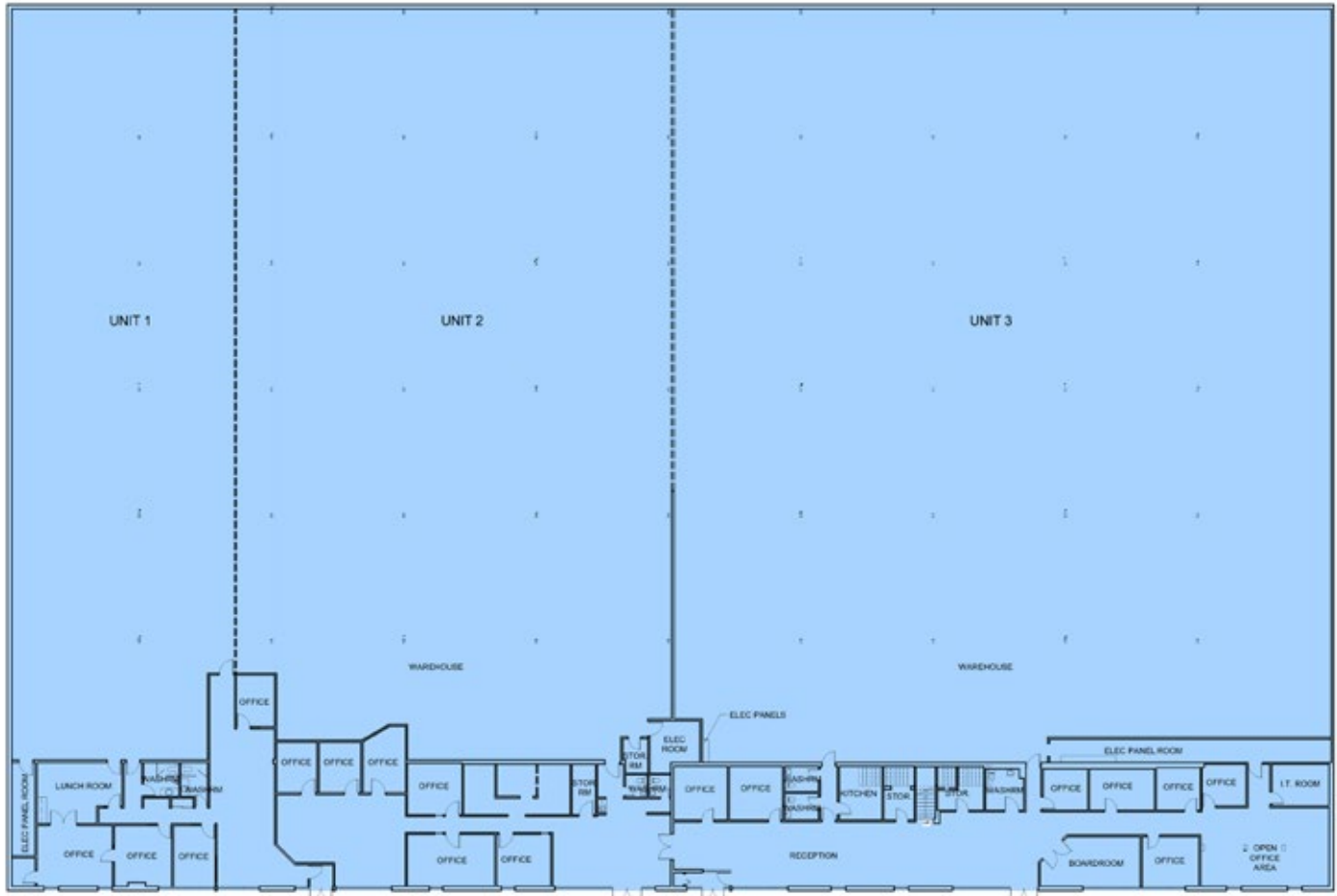
**PARKING  
AVAILABLE**

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1ST FLOOR



2ND FLOOR

**INDUSTRIAL STRENGTH**

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## PROPERTY FEATURES

Building Area	64,613+/- SF
Lot Size	3.68 +/- Acres
Frontage	Church Avenue - 375.5 +/- ft. Milner Street- 395 +/- ft.
Year Built	1977
Construction	Slab on Grade with Concrete Block with Load Bearing Wall
Ceiling Height	24 ft.
Loading (Dock Doors with Load Levellers)	5 - 8' x 8' 5 - 8' x 10'
Column Spacing	28' x 30'
HVAC	Warehouse - Gas Fired Unit Heaters Office - Rooftop Units
Electrical	2000 Amps, 600 Volt, (2010)
Zoning	M2 - Industrial
Parking	84 +/- Stalls
Sprinkler	Fully Sprinklered

## AVAILABILITY

Unit 1	12,311 +/- SF
Unit 2	18,050 +/- SF
Unit 3	Main Floor - 30,011 +/- SF 2nd Floor - 4,241 +/- SF
Base Rent	\$7.95/SF
Property Taxes (est. 2022)	\$2.24/SF
CAM (est. 2022)	\$1.92/SF
Property Management Fee	5% of Gross Rent

## FEATURES

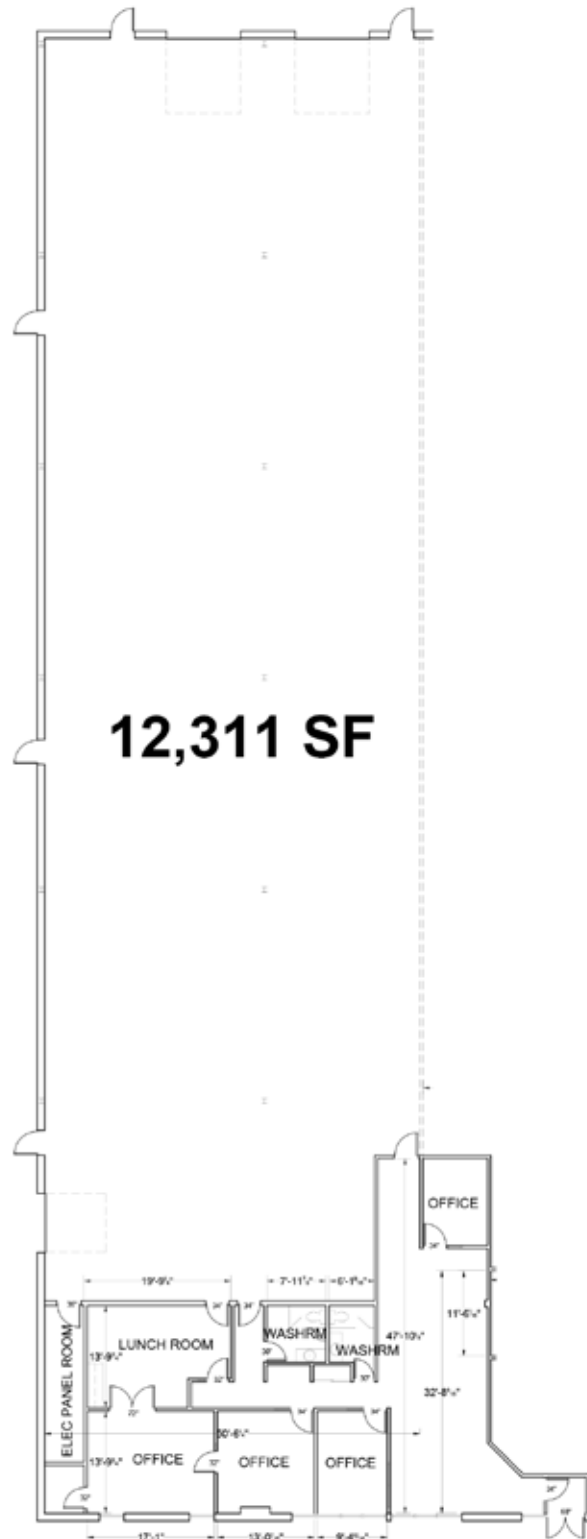
- Situated on the north side of Church Avenue and west of Milner Street within the Inkster Industrial Park.
- 9,000 SF main floor with display area & 18 private offices. 4,241 +/- SF mezzanine with boardroom, storage, lunchroom, change rooms and washrooms.
- Includes emergency lighting and intercom.
- Minutes from the Winnipeg James Armstrong Richardson International Airport.



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## UNIT 1



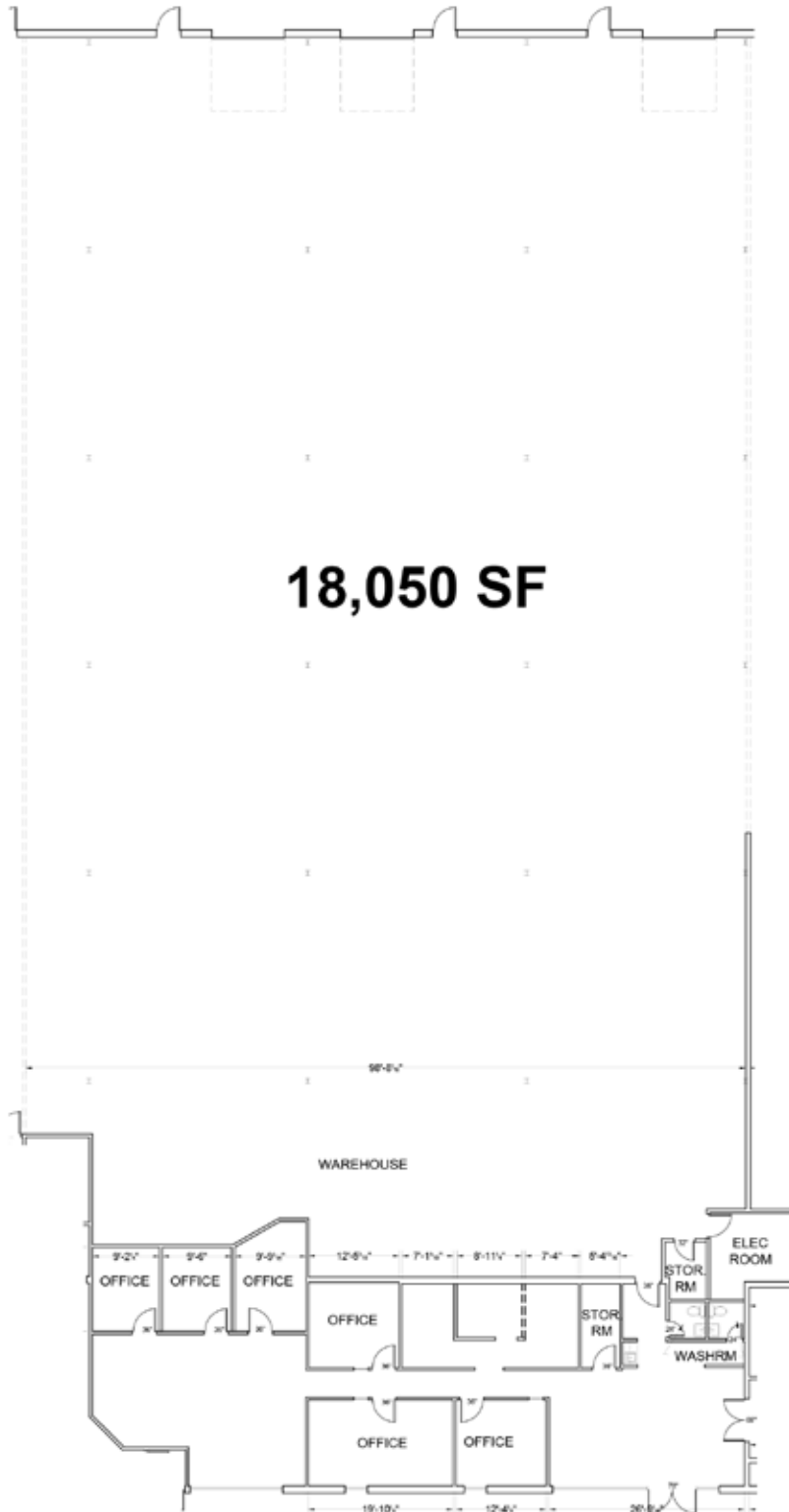
INDUSTRIAL STRENGTH

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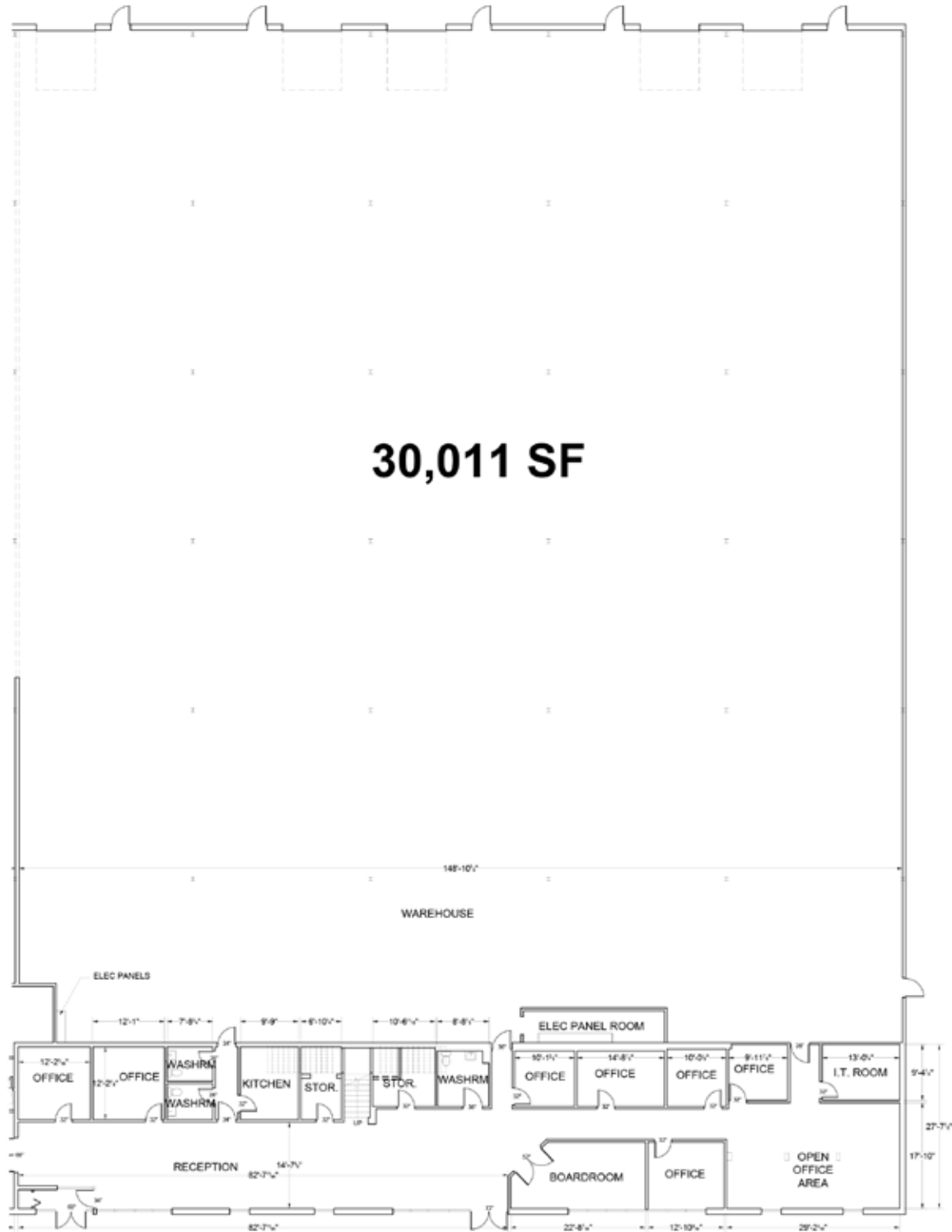
## UNIT 2



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## UNIT 3 - MAIN FLOOR



INDUSTRIAL STRENGTH

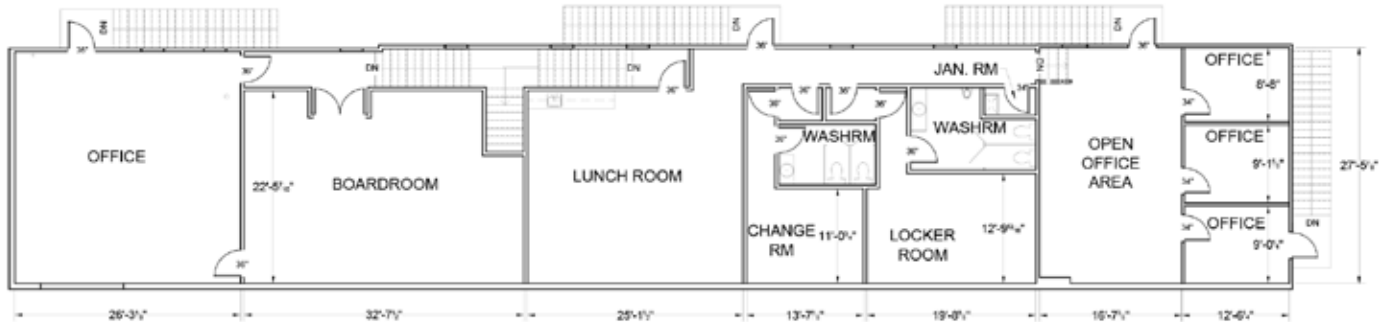
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## UNIT 3 - SECOND FLOOR



**4,241 SF**

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