

# FOR LEASE

Warehouse/Office Space Available in the Inkster Industrial Park

Unit 5 - 1601 Church Avenue, Winnipeg, Manitoba

## COMING TO MARKET APRIL 2026



**CLOSE TO  
TRANSPORTATION  
ROUTES**



**M2  
ZONING**



**OFFICE &  
WAREHOUSE  
+/- 46,508 SF**



**SIGNAGE  
OPPORTUNITIES**



**COMPOUND  
AREA  
+/- 1 ACRE**

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## COMPOUND AREA



## PROPERTY SUMMARY

Office	+/- 3,400 SF
Warehouse	+/- 43,108 SF
Total	<b>+/- 46,508 SF</b>

Building Size	163,308 +/- SF
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Compound Area	1 Acre
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Net Rent	\$5.95/SF
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Additional Rent (est. 2024)	\$3.84/SF
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Power	600 amps @ 347/600v 3ph
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Zoning	M2 - Industrial
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\*5% Management Fee on Gross Rents

## LOADING & CEILING SPECIFICATIONS

Ceiling Heights	24'-6" clear height: 9,531 SF
	12'-8" clear height: 36,977 SF

4 Grade Doors	17' x 18'
(with automatic door operator)	14' x 18'
	12' x 16'
	12' x 13'

4 exterior dock with automatic door operators and hydraulic levelers

1 interior dock with automatic door operators

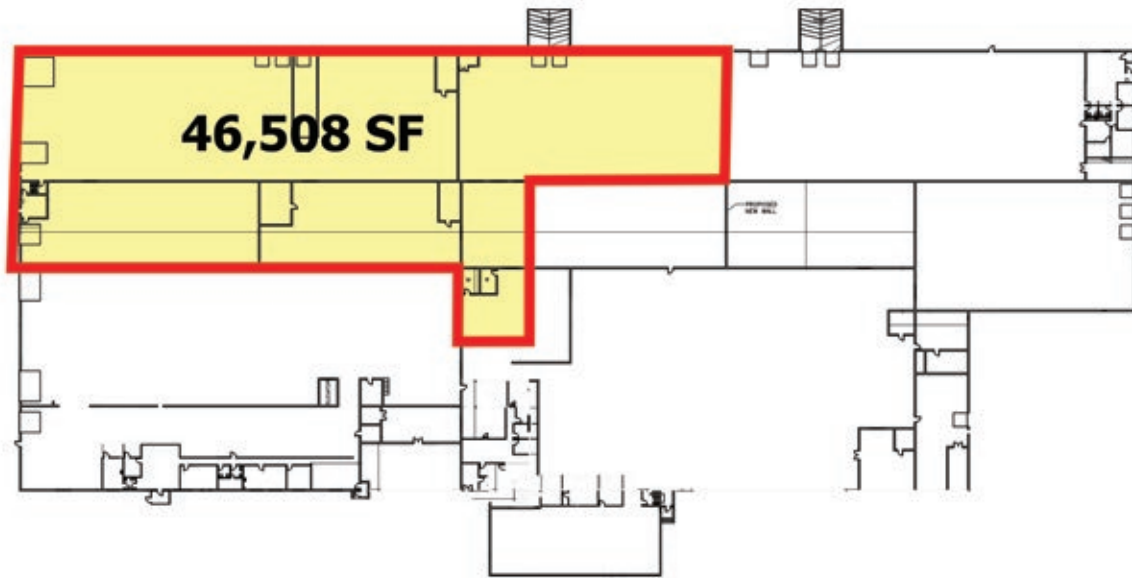
Additional dock doors can be installed upon request

\*Expansion options of 35,521 SF available March 2027 for a total option of 88,329SF potentially available

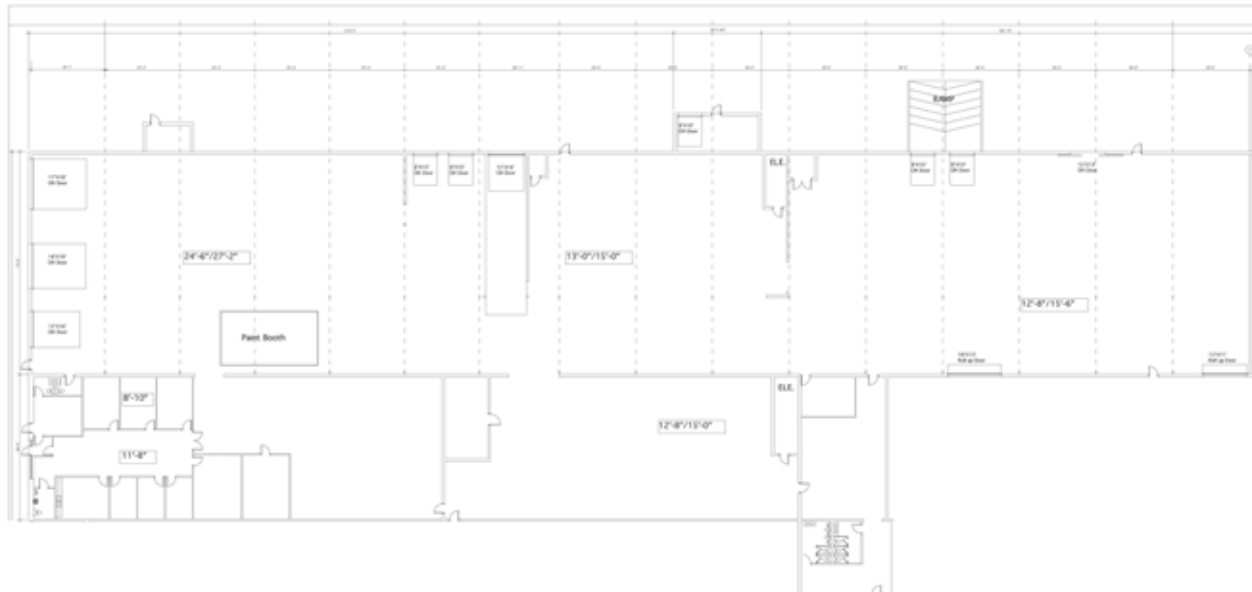
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## BUILDING FLOOR PLAN



## UNIT 5 FLOOR PLAN



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