

# FOR LEASE

Warehouse/Office Space Available in the Inkster Industrial Park

Unit 5 - 1601 Church Avenue, Winnipeg, Manitoba

## AVAILABLE IMMEDIATELY



**CLOSE TO  
TRANSPORTATION  
ROUTES**



**M2  
ZONING**



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



**SIGNAGE  
OPPORTUNITIES**



**COMPOUND  
AREA  
+/- 1 ACRE**

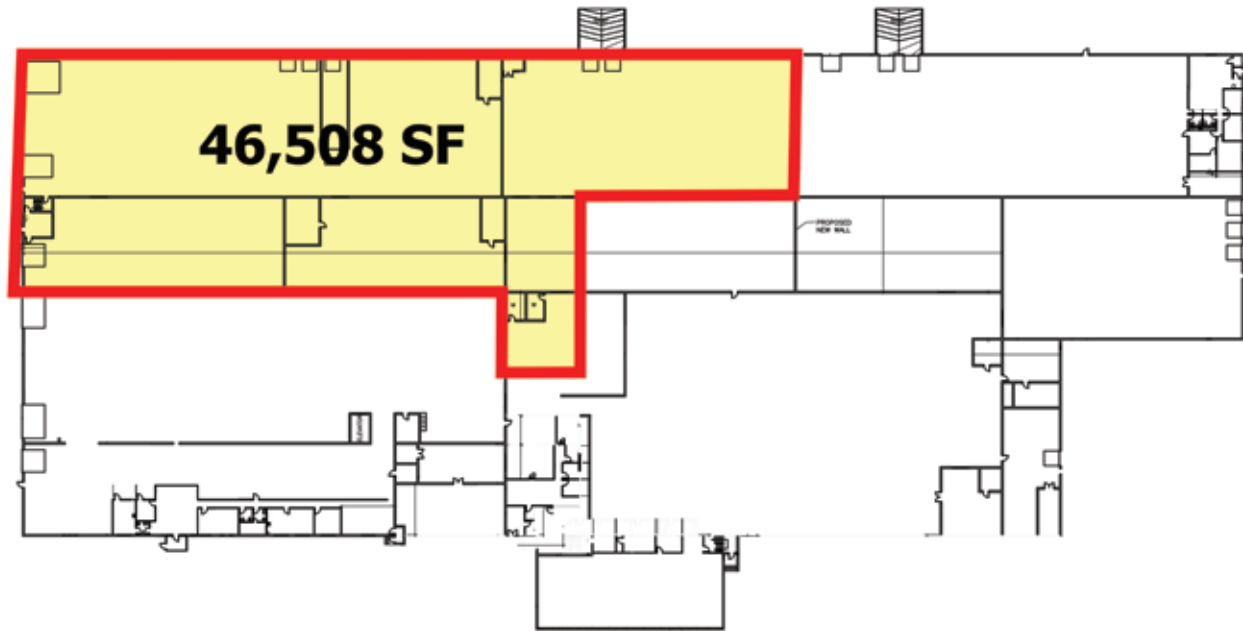
[www.shindico.com](http://www.shindico.com)

**Shindico**

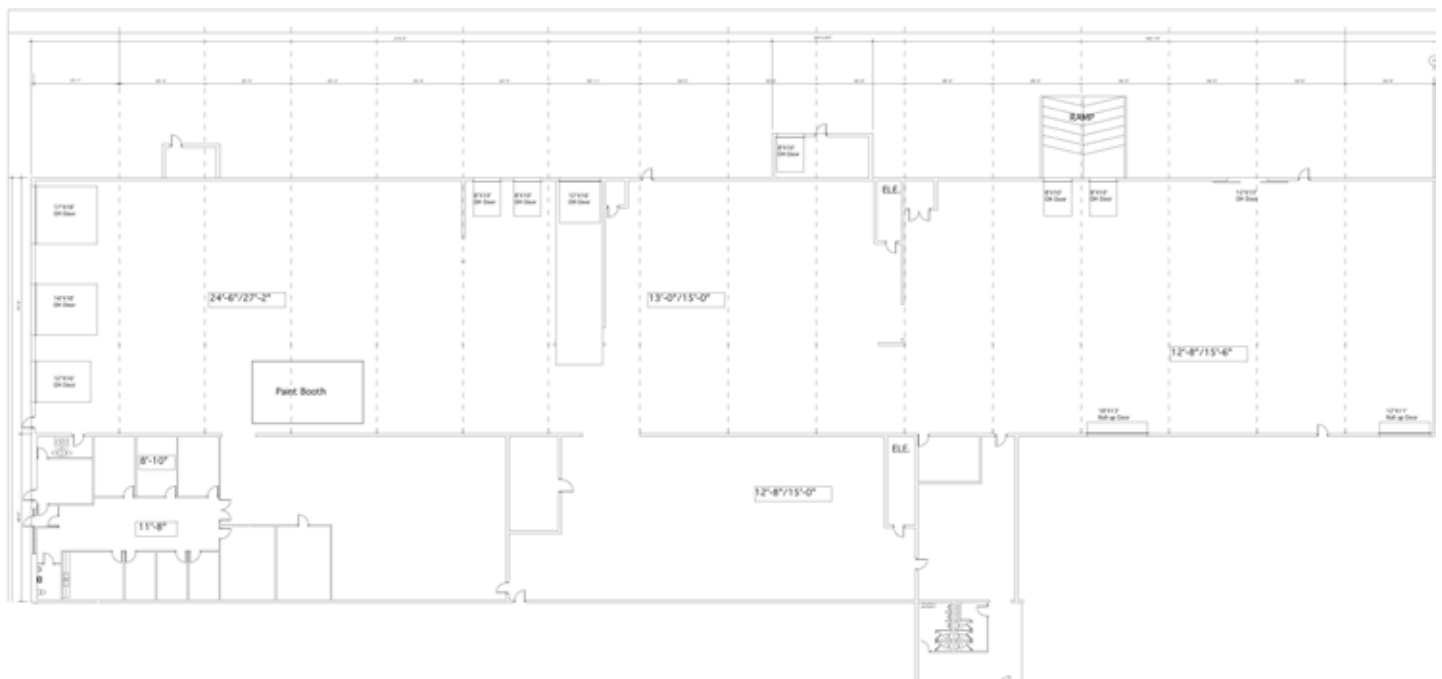
# FOR LEASE

Unit 5 - 1601 Church Avenue, Winnipeg, Manitoba

## BUILDING FLOOR PLAN



## UNIT 5 FLOOR PLAN



204.474.2000

**Shindico**

# FOR LEASE

Unit 5 - 1601 Church Avenue, Winnipeg, Manitoba



**+/- 1 ACRE  
CONCRETE  
FENCED COMPOUND**

## PROPERTY SUMMARY

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

Building Size	163,308 +/- SF
---------------	----------------

Compound Area	1 Acre
---------------	--------

Net Rent	\$5.95/SF
----------	-----------

Additional Rent (est. 2024)	\$3.84/SF
-----------------------------	-----------

Power	600 amps @ 347/600v 3ph
-------	-------------------------

Zoning	M2 - Industrial
--------	-----------------

\*5% Management Fee on Gross Rents

## BUILDING FEATURES

- Low cost energy efficient building.
- Ample on-site parking.
- Located in the Inkster Industrial Park, at the intersection of Church Avenue & Hutchings Street.
- Close to major transportation routes.
- Compound area is fenced and paved.
- Additional compound area can be made available.
- Fully Sprinkled.
- Possession April 1, 2026.

## LOADING & CEILING SPECIFICATIONS

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

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

Dock Doors	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.
------------	---

204.474.2000

**Shindico**



# FOR LEASE

Unit 5 - 1601 Church Avenue, Winnipeg, Manitoba



Warehouse Area



Warehouse Area



Warehouse Area



Interior Dock Loading



Warehouse Area



Staff Area

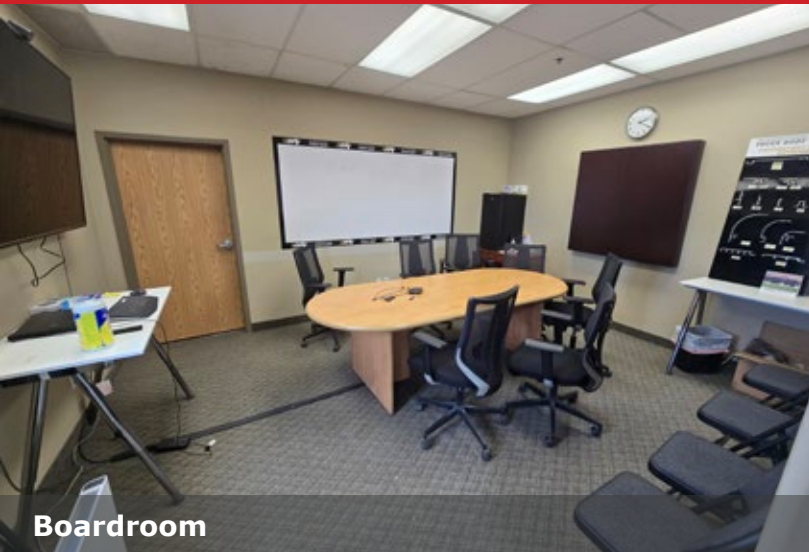
204.474.2000

**Shindico**



# FOR LEASE

Unit 5 - 1601 Church Avenue, Winnipeg, Manitoba



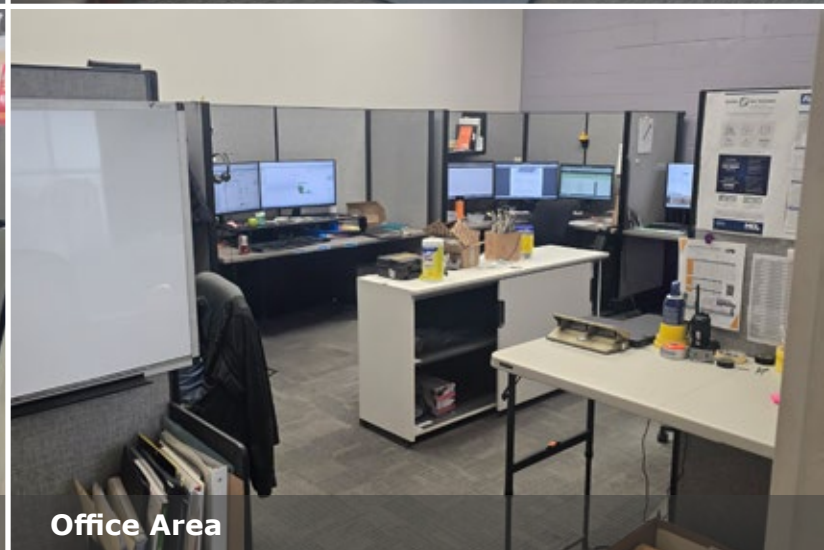
Boardroom



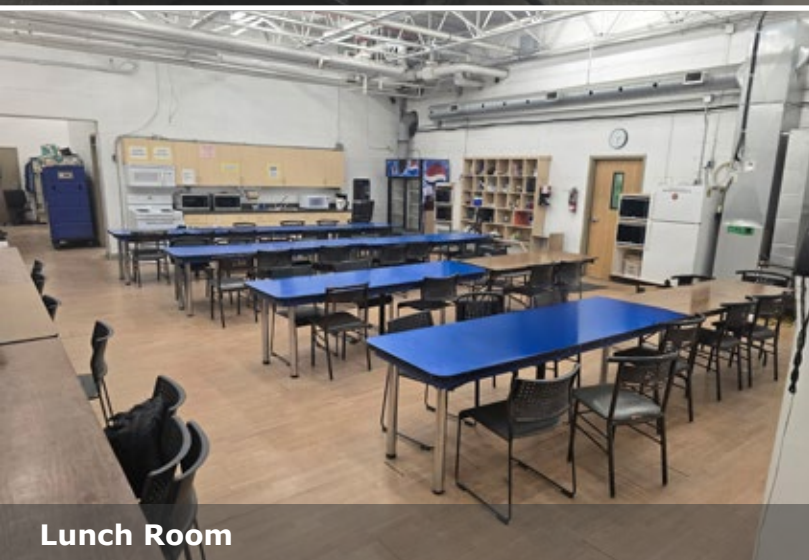
Reception Area



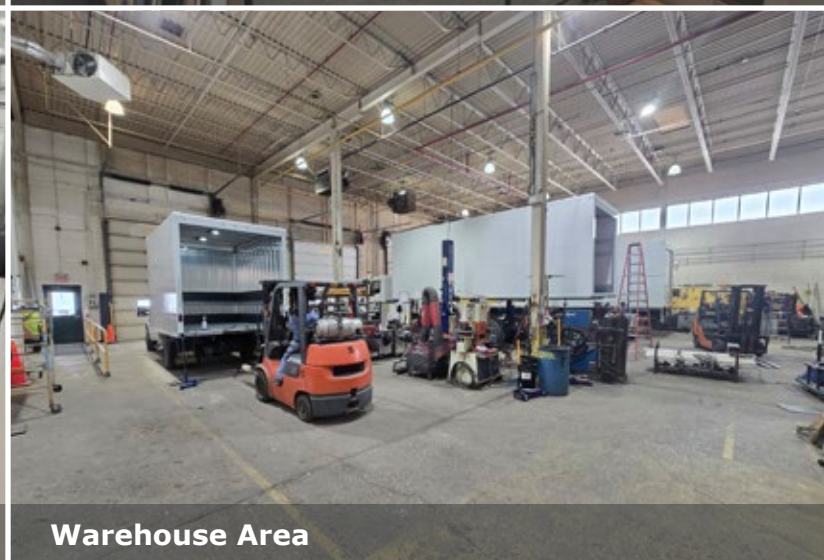
Kitchen



Office Area



Lunch Room



Warehouse Area

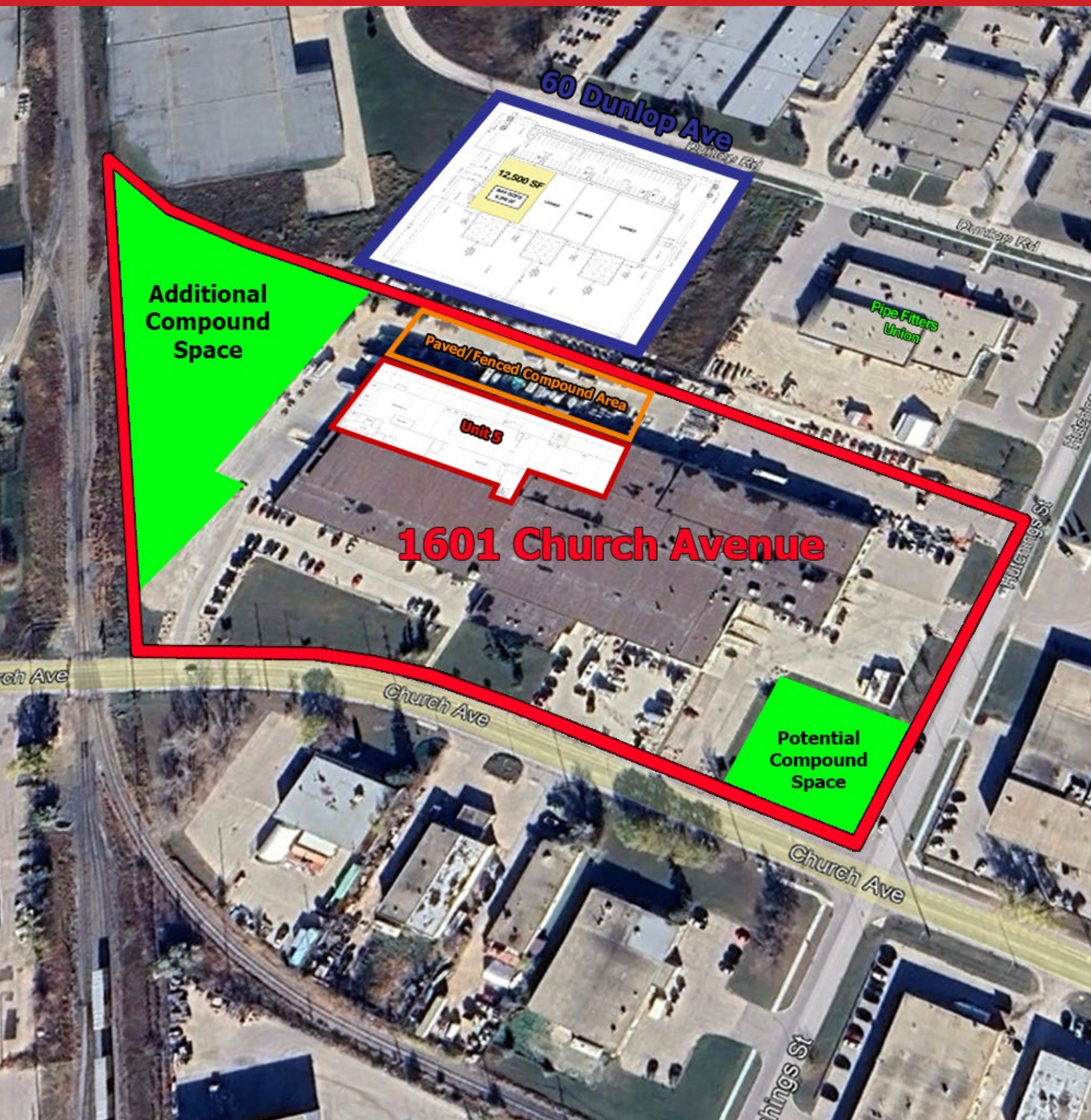
204.474.2000

**Shindico**



# FOR LEASE

Unit 5 - 1601 Church Avenue, Winnipeg, Manitoba



204.474.2000

**Shindico**



# FOR LEASE

Unit 5 - 1601 Church Avenue, Winnipeg, Manitoba

## DRIVE TIMES FROM 1601 CHURCH AVENUE



Route from Subject Lands		Distance (km.)	Drive Time
1	North Perimeter Highway (Hwy 100) & Rte 90	8.8	10 min
2	East Perimeter Highway (Hwy 100) & Trans-Canada Highway East (Hwy 1)	31.9	27 min
3	South Perimeter Highway (Hwy 100) & Hwy 75	23.1	32 min
4	West Perimeter Highway (Hwy 100) & Trans-Canada Highway West (Hwy 1)	15.6	15 min
5	Winnipeg Richardson International Airport	7.9	16 min
6	Downtown (Portage Ave & Main St)	7.2	15 min
7	Lagimodiere Boulevard (Hwy 59) & Regent Avenue West	13.3	29 min
	U.S. Border Crossing via Hwy 75	117	1 hr 24 min
	U.S. Border Crossing via Hwy 59	135	1 hr 43 min
	Brandon, Manitoba	216	2 hr 18 min

204.474.2000

**Shindico**



## Unit 5 - 1601 Church Avenue, Winnipeg, Manitoba



Vice President, Industrial  
P (204) 928-8223  
C (204) 510-3754  
[mscaletta@shindico.com](mailto:mscaletta@shindico.com)

Senior Vice President, Industrial & Investment  
P (204) 928-8228  
C (204) 990-4800  
[mgoodman@shindico.com](mailto:mgoodman@shindico.com)

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

200-1355 Taylor Avenue  
Winnipeg, Manitoba R3M 3Y9  
P (204) 474-2000  
[inquire@shindico.com](mailto:inquire@shindico.com)  
[www.shindico.com](http://www.shindico.com)

## Succeeding by Helping Others Succeed

*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*