

# FOR LEASE

Second Floor Office in the Inkster Industrial Park

1700 Church Avenue, Winnipeg, Manitoba



**5 TRANSIT  
ROUTES**



**M2  
ZONING**



**UP TO 15,000  
SQUARE FEET**



**ON SITE  
PARKING**

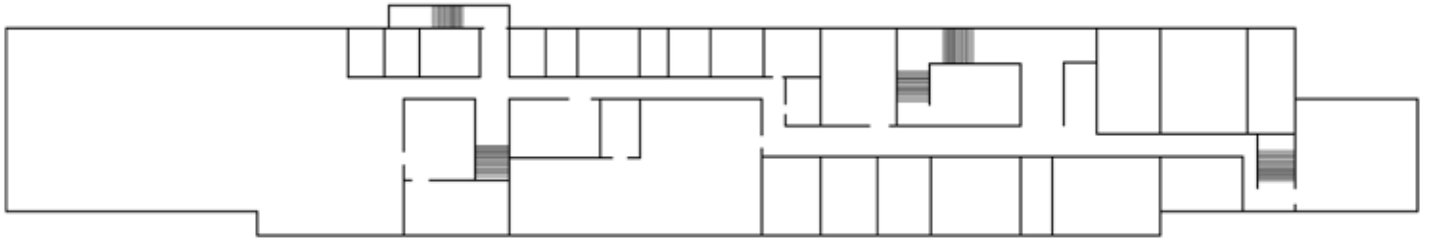
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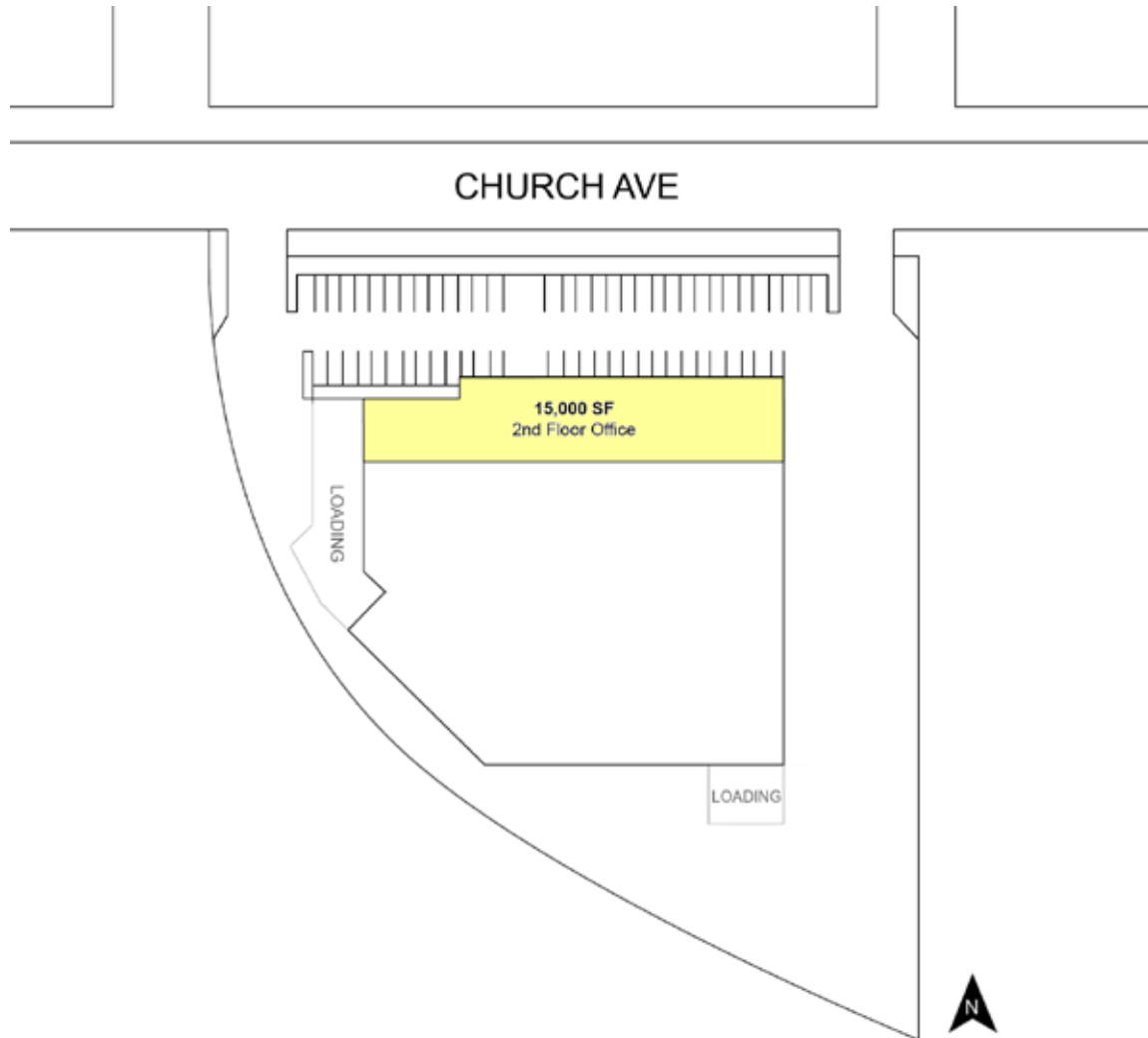
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## FLOOR PLAN



## SITE PLAN



204.474.2000

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## PROPERTY SUMMARY

Available	15,000 SF
Land Area	2.7 acres
Net Rent	\$5.95/SF
Additional Rent (est.)	\$3.90/SF
Zoning	M2 - Manufacturing General
Parking	+/- 62 stalls

## FEATURES

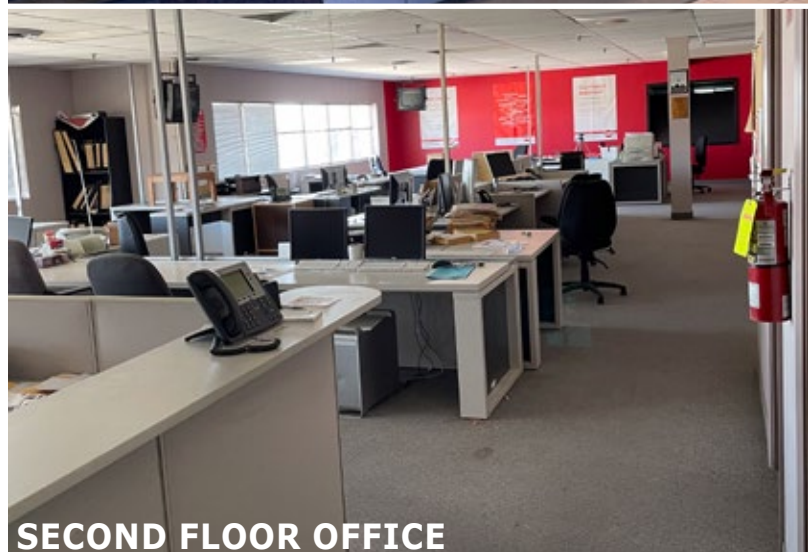
- Developed second floor office space.
- Ample on-site parking.
- Large windows provide lots of natural light.
- Consists of a mix of private offices and open work areas.
- Features large storage areas, private washrooms, boardroom and reception area.

## LOCATION

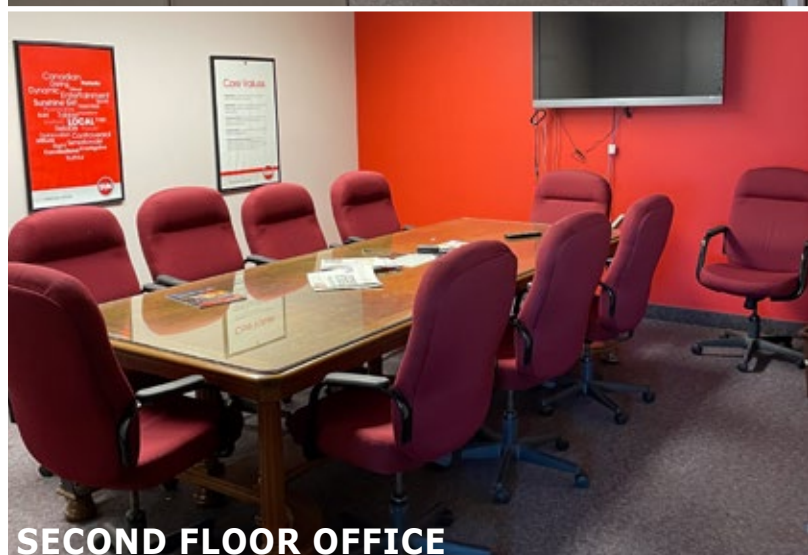
- Located in the Inkster Industrial Park, at the intersection of Church Avenue & Hutchings Street.
- Five transit routes within walking distance.
- Numerous grocery, shopping, dining and service amenities located nearby on Keewatin Street.
- Direct access to major transportation routes.
- Located within a 10 minute drive to James Armstrong Richardson International Airport and CentrePort Canada.



MAIN FLOOR RECEPTION AREA



SECOND FLOOR OFFICE



SECOND FLOOR OFFICE

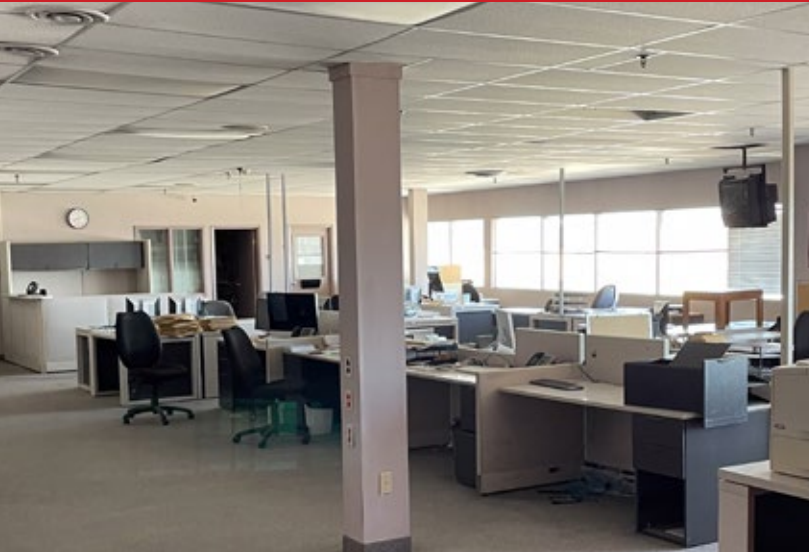
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FOR MORE INFORMATION, PLEASE CONTACT:

**Mark Scaletta**

Vice President, Industrial

P (204) 928-8223

C (204) 510-3754

[mscaletta@shindico.com](mailto:mscaletta@shindico.com)

**Robert Scaletta**

Senior Vice President, Industrial

P (204) 928-8242

C (204) 223-9777

[rscaletta@shindico.com](mailto:rscaletta@shindico.com)

**Murray Goodman**

Senior Vice President, Industrial & Investment

P (204) 928-8228

C (204) 990-4800

[mgoodman@shindico.com](mailto:mgoodman@shindico.com)

**Shindico Realty Inc.**

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)

# Shindico

*Succeeding by Helping Others Succeed*



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

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