

# FOR SALE/LEASE

Light Industrial/Commercial Space Available in Central Winnipeg

190-200 Disraeli Freeway, Winnipeg Manitoba



**DOMINANT  
SIGNAGE**



**HIGH  
TRAFFIC**



**AMPLE  
PARKING**



**ACCESS TO  
TRANSIT**

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## FEATURES

- Bright, well maintained 2 storey building upgraded with new copper plumbing throughout.
- Air conditioned throughout and re-roofed in 2003.
- Building consists of 11,000 SF finished office space including executive offices, general offices, reception, 4 lunchrooms & 12 washrooms.
- Great light manufacturing and warehouse space serviced by two freight elevators and two grade level doors.
- Excellent parking on a paved lot with room for future expansion.
- Built as 2 separate building with separate HVAC (30,464 SF & 47,958 SF).
- Several configurations available - 15,232 SF to 74,914 SF.
- Potential for alternate uses such as office, call centre, retail, distribution and more.
- Wonderfully located in central Winnipeg on a high traffic thoroughfare with public transportation, high visibility and excellent access.

## NOTE:

**A full viewing is limited to the unoccupied area at this time. A gallery of photos is available at [www.shindico.com](http://www.shindico.com). On possession, the Owner will bring the interior of the building to move-in condition.**

204.474.2000

**Shindico**



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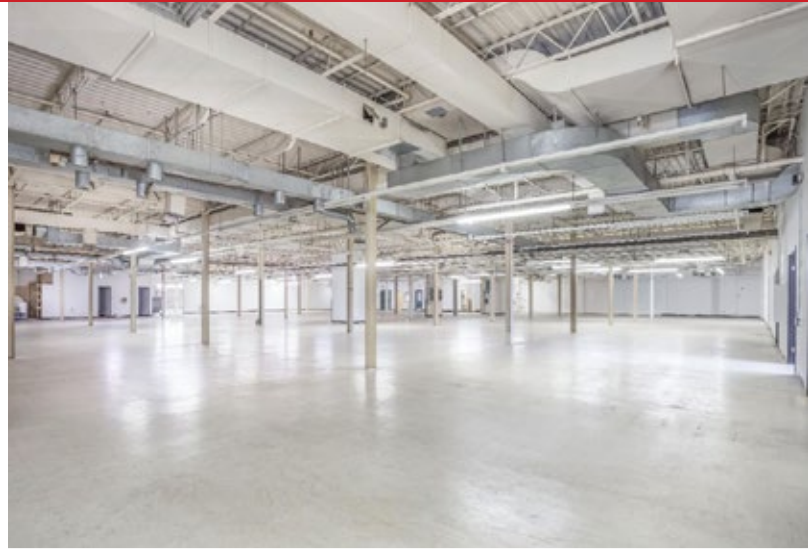
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## PROPERTY SUMMARY

Building Area	74,914 +/- SF
Land Area	95,064 +/- SF
Sale Price	\$5,999,000
Lease Rate	\$6-7/SF Triple Net
Zoning	M - Multiple Use
Parking	120 +/- Stalls
Ceiling Height	Main Floor - 12' Second Floor - 12' 8"
Loading	2 - Grade Level O/H Doors
Heating	Rooftop HVAC
Electrical	1200 & 1600 Amp 3 Phase

## LEGAL

Legal Description:	Lot H, 9-17, Plan 2235, 32416 (Exc 50778) 12 & 35 St. John WLTO
Title Number:	1890424, 1576931, 1555786, 2141682, 2501434
Roll Number	13096145600



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## MAIN FLOOR SITE PLAN



## SECOND FLOOR SITE PLAN



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FOR MORE INFORMATION, PLEASE CONTACT:

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## Shindico

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