

FOR LEASE

Freestanding Industrial Building

205 Hutchings Street, Winnipeg, Manitoba



M2
ZONING



DOCK & GRADE
LOADING



29,073 SF
BUILDING



+/- 1.38 ACRES
SITE AREA



6
TRANSIT ROUTES

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PROPERTY SUMMARY

Main Level	+/- 27,043 SF
Mezzanine	+/- 2,030 SF
Total	+/- 29,073 SF

Possession	Immediate
Land Area	+/- 1.38 Acres
Net Lease Rate	\$9.95/SF
Additional Rent (est.)	\$3.50/SF
Zoning	M2
Parking	+/- 38 Stalls
Ceiling Height	+/- 16'-18' Clear
Power	3 Phase 600 V
Loading	2 x Dock with levellers 2 x Grade

*plus 5% management fee base rent.

FEATURES

- Main floor office, mezzanine office and open area available.
- HVAC in main floor and mezzanine areas.
- Warehouse heated with gas fired unit heaters.
- Fluorescent lighting.
- Building is sprinkled.
- Office & mezzanine consists of:
 - Lunchroom
 - Private offices
 - Open work areas
 - Warehouse offices
 - Washrooms in office and warehouse areas

LOCATION

- Very rare single tenant industrial site situated in Inkster Industrial Park, within the City of Winnipeg.
- Service and shopping amenities nearby for employee convenience.
- 10 minutes away from Winnipeg James Armstrong Richardson International Airport.
- Transit services nearby.

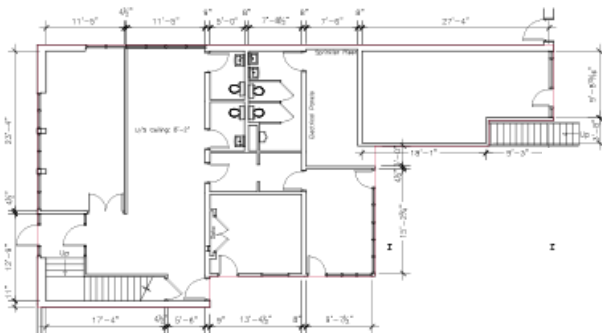


205 Hutchings Street, Winnipeg, Manitoba

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360°

CLICK HERE TO TAKE A VIRTUAL TOUR

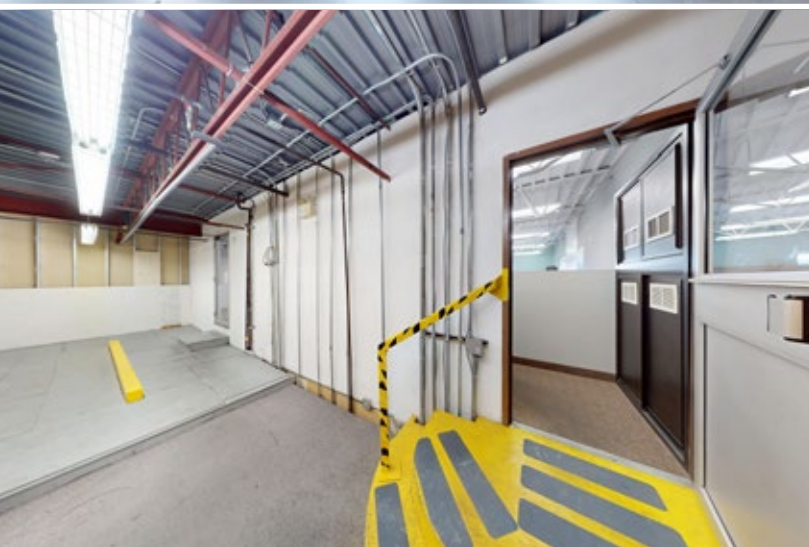
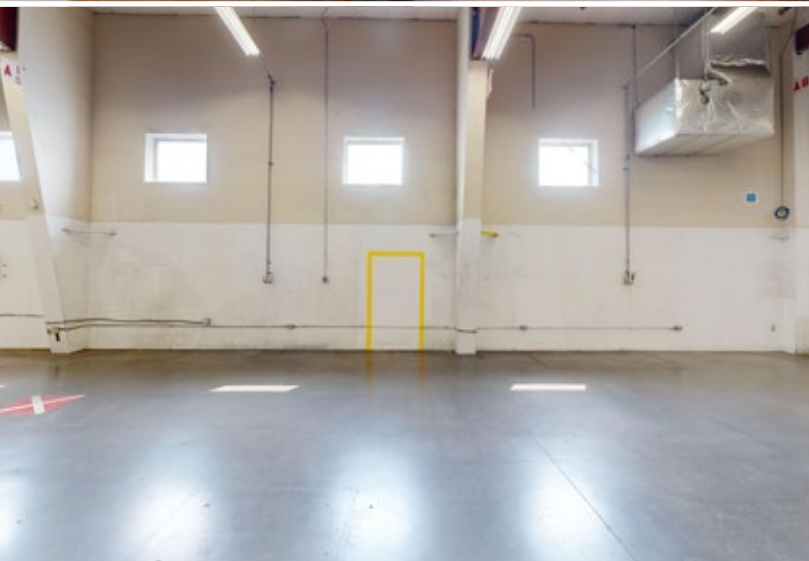
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Shindico
Succeeding by Helping Others Succeed



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