Warehouse with Finished Office in the Inkster Industrial Park

Unit 8 - 1601 Church Avenue, Winnipeg, Manitoba

## **INDUSTRIAL STRENGTH**





CLOSE TO TRANSPORTATION ROUTES



EXCELLENT EXPOSURE



SIGNAGE OPPORTUNITIES

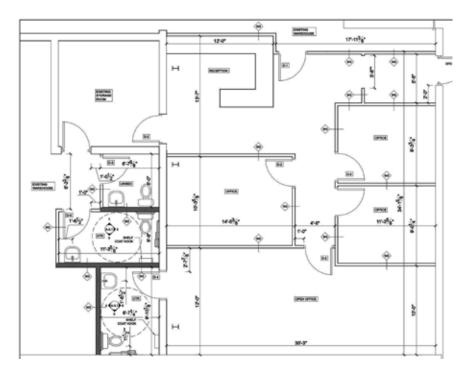


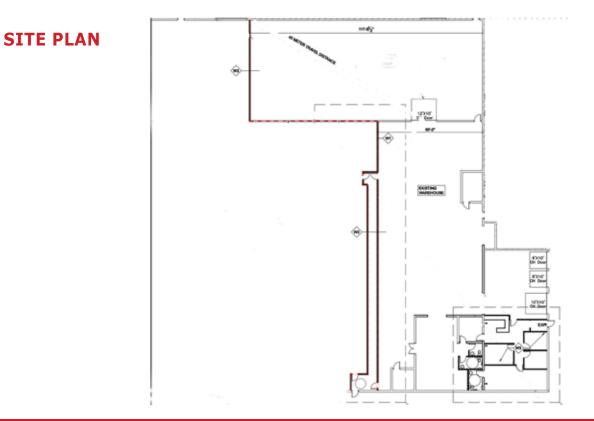


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#### **FLOOR PLAN**







204.474.2000

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#### **PROPERTY SUMMARY**

Available	Office: +/- 1,500 SF Warehouse: +/- 14,250 SF Total: +/- 15,750 SF
Net Rent	\$7.95/SF
Additional Rent (est.	2024) \$3.65/SF
Power	3 Phase 4 Wire

#### **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 space available.
- Manufacturing, warehouse, small contracters uses.

#### **FEATURES**

- Newly complete modern office space available
- 2 dock + 1 grade loading door
- 3 private offices, reception and open work area
- Washrooms in offices and warehouse areas
- Optimal truck loading area
- Ceiling height 12' 9"





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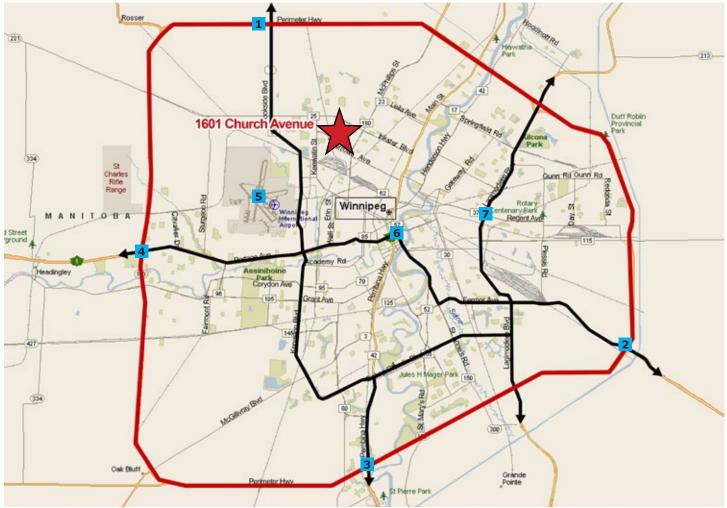


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#### **DRIVE TIMES FROM 1601 CHURCH AVENUE**

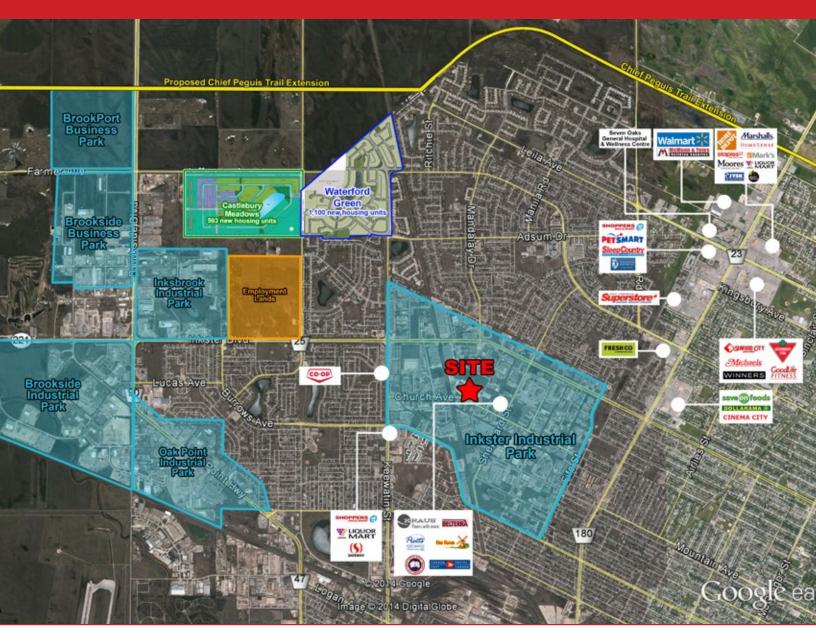


F	Route from Subject Lands	Distance (km.)	Drive Time
<b>1</b> N	North Perimeter Highway (Hwy 100) & Rte 90	8.8	10 min
<b>2</b> E	ast Perimeter Highway (Hwy 100) & Trans-Canada Highway East (Hwy 1)	31.9	27 min
<b>3</b> S	South Perimeter Highway (Hwy 100) & Hwy 75	23.1	32 min
<b>4</b> V	Vest Perimeter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

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#### FOR MORE INFORMATION, PLEASE CONTACT:

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