

FOR LEASE

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**



**PARKING
AVAILABLE**

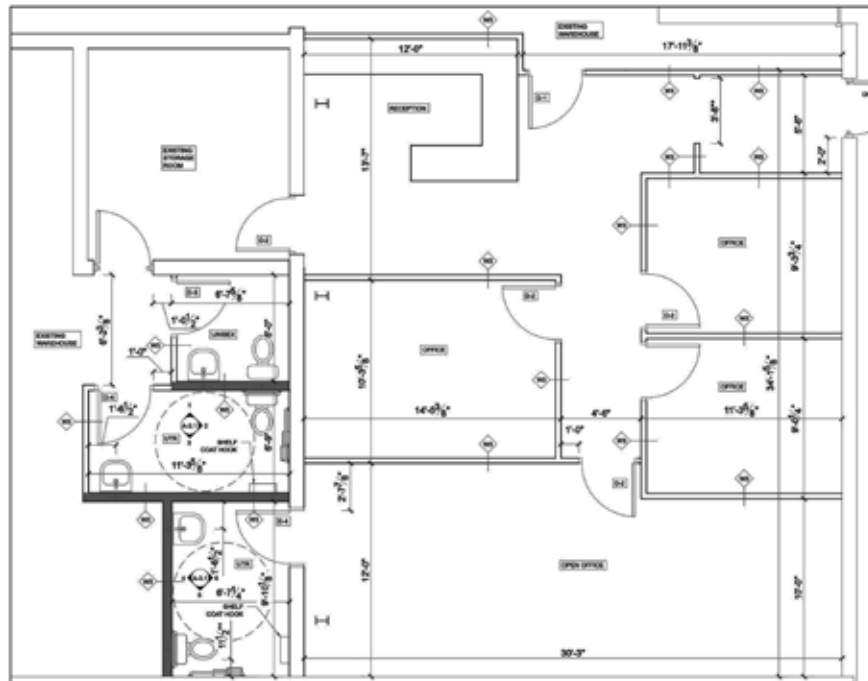
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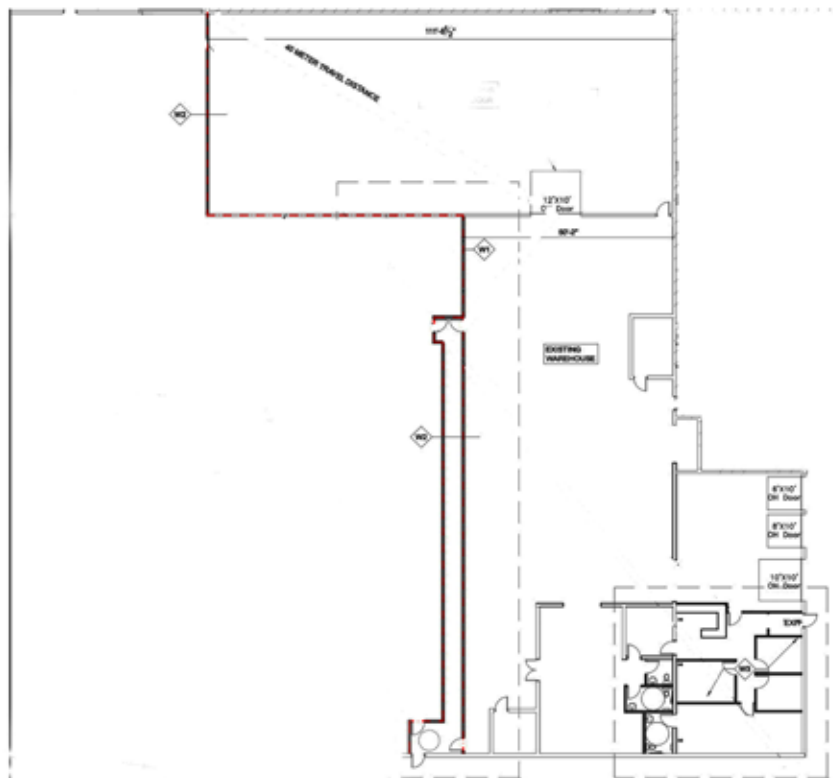
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FLOOR PLAN



SITE PLAN



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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 contractors 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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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

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FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

Succeeding by Helping Others Succeed

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