

# 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**



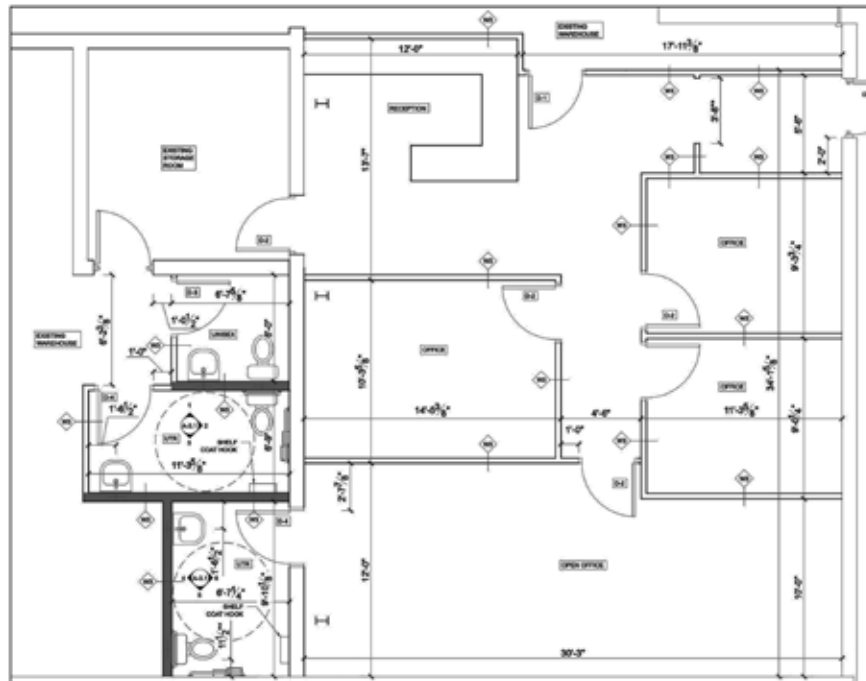
**PARKING  
AVAILABLE**

[www.shindico.com](http://www.shindico.com)

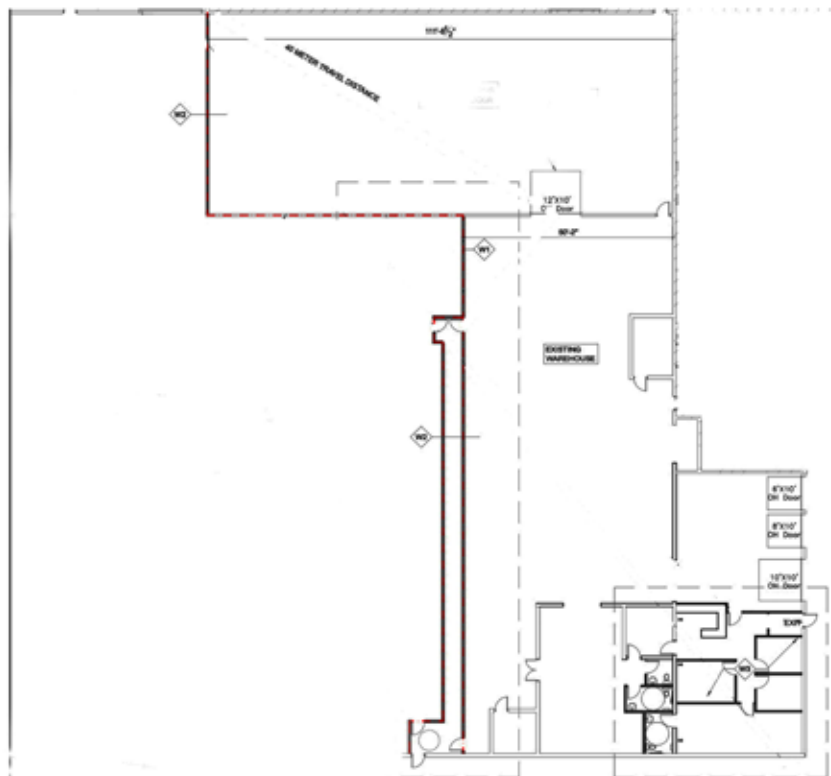
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## FLOOR PLAN



## 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
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Additional Rent (est. 2024)	\$3.65/SF
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Power	3 Phase 4 Wire
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## 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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204.474.2000

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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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