

INDUSTRIAL FOR SALE/LEASE

1240 SHERWIN ROAD, WINNIPEG, MANITOBA.



N.W. WINNIPEG, EASY AIRPORT ACCESS
DOCK LOADING
APPROX. 18,810 SQ. FT., ZONED: M2



PURCHASE/LEASE OPPORTUNITY

Outstanding opportunity for a business to move to a larger industrial space: Approx. 18,810 Sq. Ft. on one level in N.W. Winnipeg, just south of Notre Dame Avenue and the Red River College North Campus with several medium to large Industrial properties in the surrounding area. The property is only 15 minutes away from the James Richardson International Airport. Situated on a large 59,860 sq. ft. (1.37 acres) lot with 194 ft. frontage, there is plenty of space for parking vehicles and for truck trailers to access all sides of the lot and shipping docks. Rear dock has 2 overhead doors 10 ft. H x 8 ft. W, one at 9 ft. H x 8 ft. W. North side dock has two 10 ft. H x 10 ft. W overhead doors and the South side has one 10 ft. H x 10 ft. W overhead door.

Ceiling Height: 16 ft. under roof joists, **Space available:** June 1, 2018, **Zoned:** M2

RE/MAX

Performance Realty

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Each Office Independently Owned and Operated

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STAND-ALONE INDUSTRIAL PROPERTY

1240 SHERWIN ROAD, WINNIPEG, MANITOBA



PROPERTY FEATURES

The building consists of concrete-block construction, concrete slab floor and steel beams/posts and has been well insulated from the exterior with the warehouse roof redone in about 2010. Heat is provided in the warehouse by several gas-fired overhead heaters with a roof-top HVAC unit for the offices. The office area is very well appointed and has several private offices, boardroom, lunchroom, and 3 washrooms. The warehouse has a locker room, shower room and washroom with dock loading on 3 sides. Electrical service is 3-Phase-4 wire and 2 x 200 amps.

Office Space: approx. 2,250 sq. ft., **Warehouse Space:** approx. 16,560 sq. ft.

2017 Property Taxes: \$31,035.17

Tenant pays all utility costs, property taxes, building insurance and snow clearing/lawn care

SALE \$2.1 MIL/LEASE \$6.50 PER SQ. FT. PER ANNUM NET

The information contained herein has been provided to RE/MAX Performance Realty by the Sellers and other professional sources and its accuracy is not guaranteed or warranted. Any interested Buyer is advised to perform searches in order to determine the accuracy of the information contained herein.



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