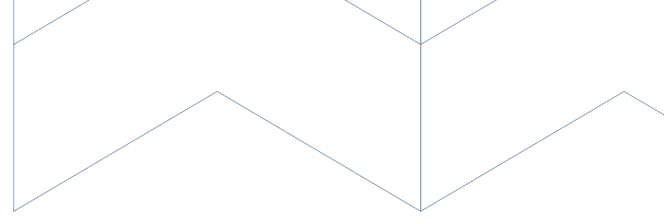




944 Henry Avenue, Winnipeg, Manitoba

Freestanding Industrial Building with Compound

For Lease 



Property Details

+/- 1.0 acre

COMPOUND SIZE

+/- 15,312 sq. ft.

BUILDING SIZE

\$11.95/sq. ft.

NET LEASE RATE

\$4.40/sq. ft.

CAM & PROPERTY TAXES

+/- 23'

CEILING HEIGHT

M3 - Manufacturing Heavy

ZONING

Features

- Existing commercial refrigeration located in the warehouse
- Buildout consists of a mix of turnkey office, fitness centre and warehouse
- 2 grade & 3 dock loading doors
- Ample on-site parking & trailer storage
- Excellent location off Logan Avenue and Arlington Street
- In close proximity to Winnipeg James Armstrong Richardson International Airport



Highlights



SITUATED IN
Winnipeg's Northwest
Industrial Node



Easy Access
from Logan Avenue,
Arlington Street and
McPhillips Street



Outdoor Compound
Included for Tenant's
Exclusive Use



Warehouse Loading



Commercial Refrigerator



Office



Warehouse

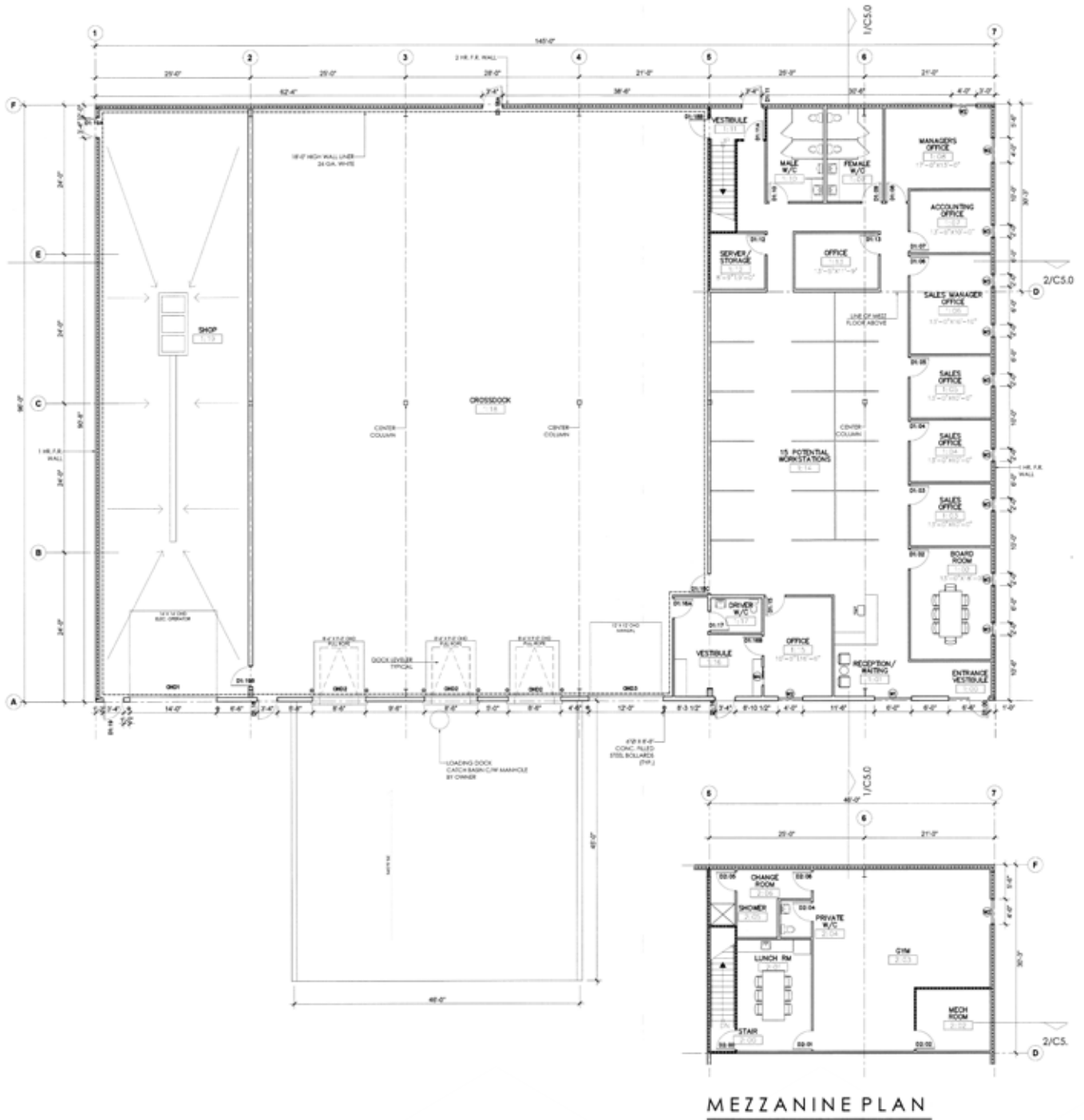


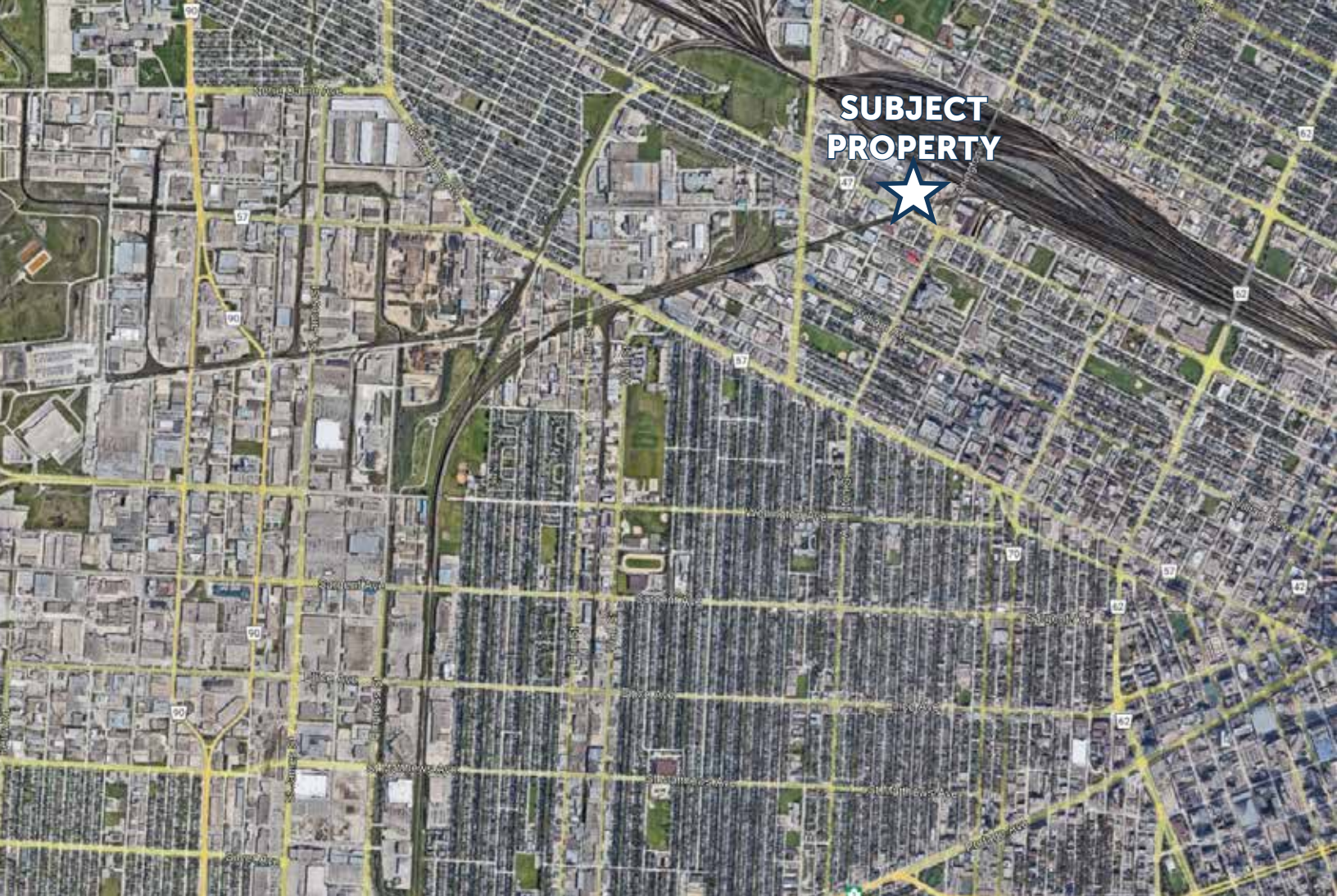
Lunchroom



Fitness Centre

Floor Plan





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