



975 Thomas Avenue, Winnipeg MB

# Industrial Warehouse for Lease

This multi-tenant industrial building features 22' ceilings, dock and grade-level loading, and existing improvements to accommodate various needs. The space is available immediately, offering practicality and convenience for tenants.

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# Property Overview

Located just off Nairn Avenue and minutes from downtown Winnipeg, 975 Thomas Avenue boasts excellent accessibility, including convenient Winnipeg Transit options. It features a column-free design, energy-efficient construction, and abundant natural light throughout. The interior layout is equipped with built-out offices, modern washrooms, and a kitchen/lunchroom. Additionally, the expansive warehouse space includes both dock and grade-level loading.

Size	8,250 SF with ±2,200 SF of well developed office space and ±6,000 SF of warehouse space
Lease rate	\$10.95/SF net
Additional	\$6.94/SF (2025 estimate) plus 5% gross rent management fee
Available	Immediately
Ceiling height	22' clear height
Loading	1 grade door (10'x14') and 2 dock doors (8'x10')
Zoning	M2
Sprinklers	Building has sprinklers
Construction	Modern energy-efficient construction. Winner of 2018 BOMA Earth Award (Industrial Building category).
HVAC	Gas fired heaters in the warehouse, rooftop HVAC in the office space. Additional warehouse ventilation is provided by a make-up air system.
Additional features	<ul style="list-style-type: none"><li>• Building insulated beyond Canadian building code standards</li><li>• Take advantage of well developed office space and significant building upgrades already in place.</li><li>• Two EV charging stations available</li></ul>







Kitchen



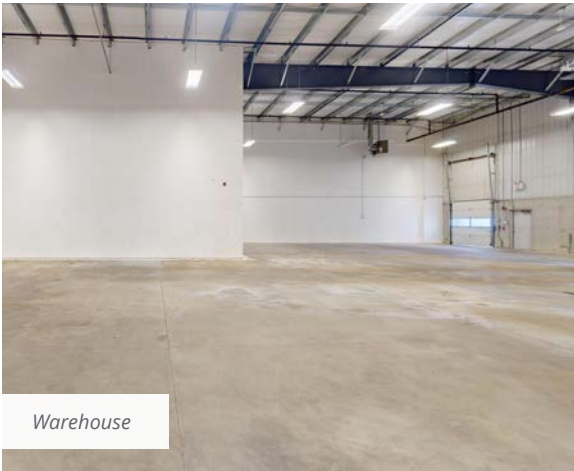
Office area



Office area



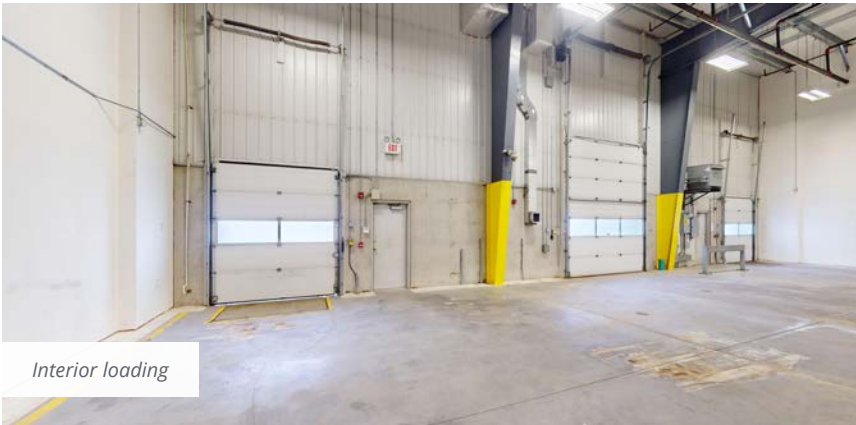
Office area



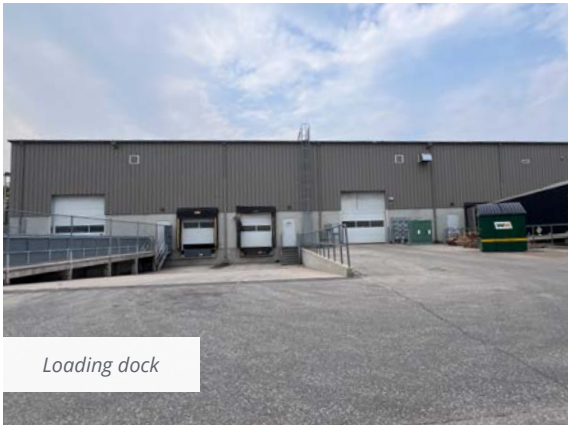
Warehouse



Warehouse

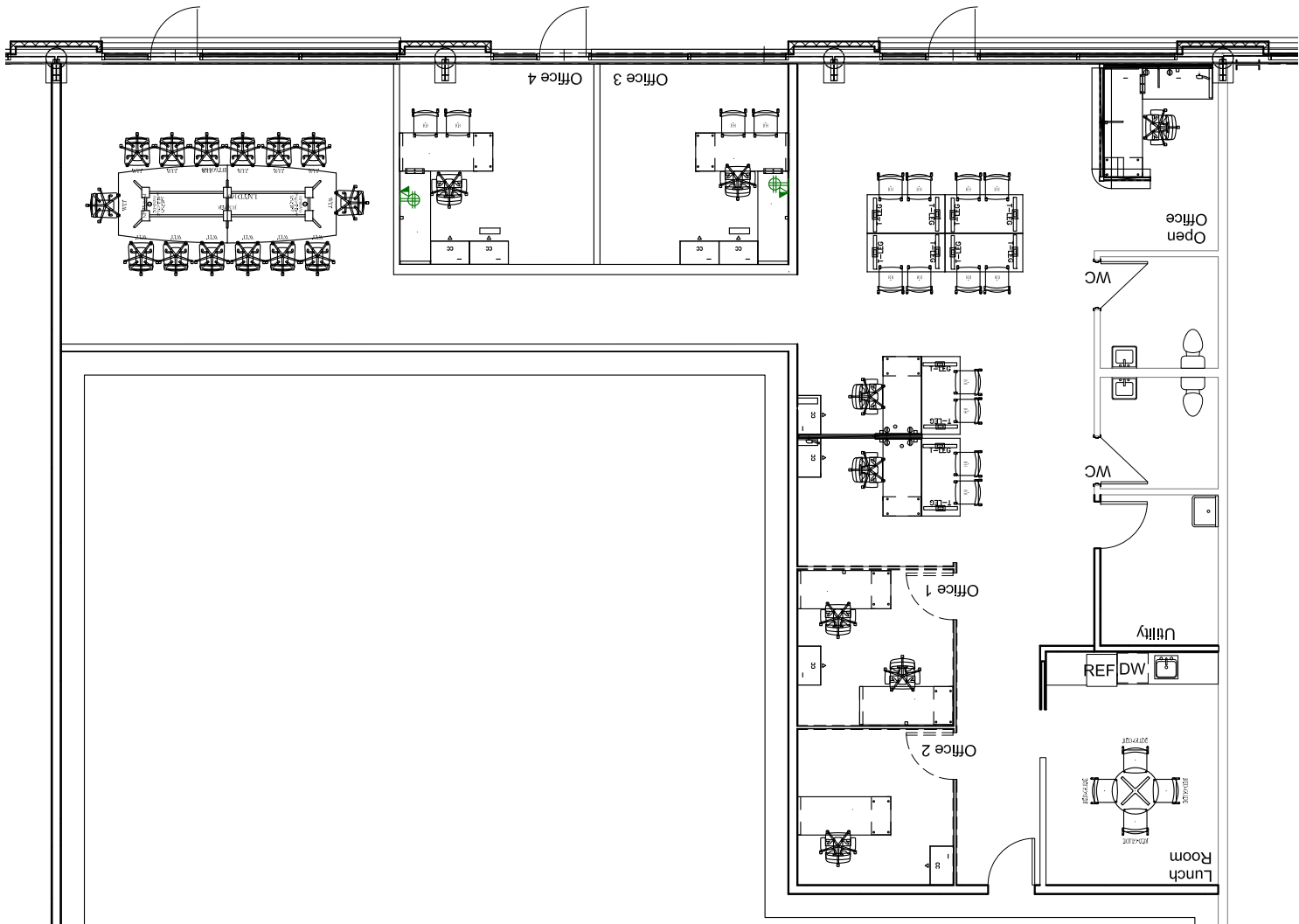


Interior loading

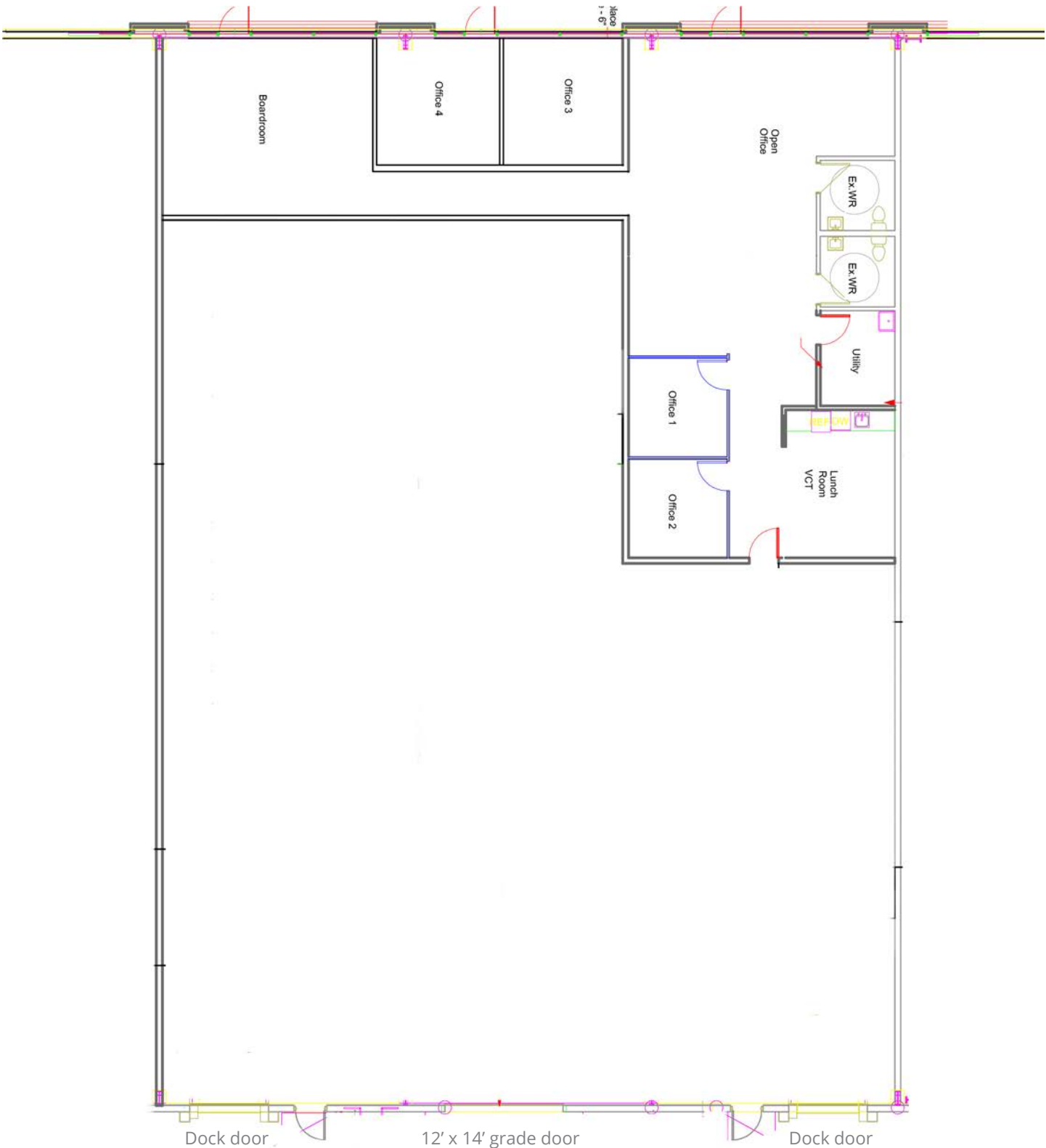


Loading dock

# Office Layout

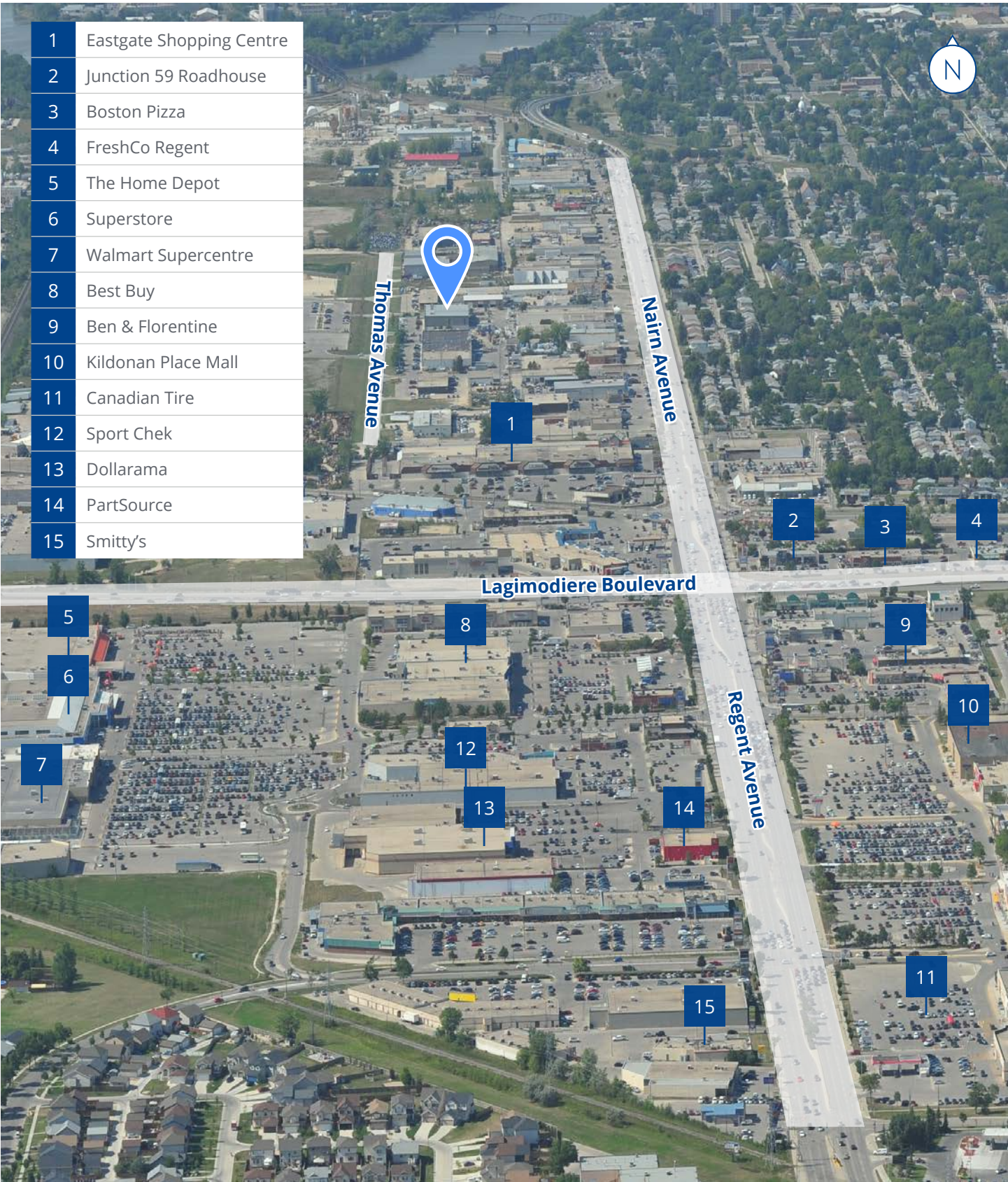


# Floor Plan





# Surrounding Amenities





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