

1635

OFFICE MOVE PRO



~ Warehouse/Flex Space in Inkster Industrial Park ~

FOR LEASE

1635 Burrows Avenue

WINNIPEG, MB

ERIC OTT, Associate Vice President, Sales & Leasing
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Services provided by Eric A. Ott Personal Real Estate Corporation

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Property Details

PHOTOS

BUILDING AREA (+/-) 30,700 sq. ft.

AREA AVAILABLE (+/-) Unit 14: 2,619 sq. ft.

NET RENTAL RATE \$10.25 per sq. ft.

ADDITIONAL RENT \$4.97 per sq. ft. (est. 2024)

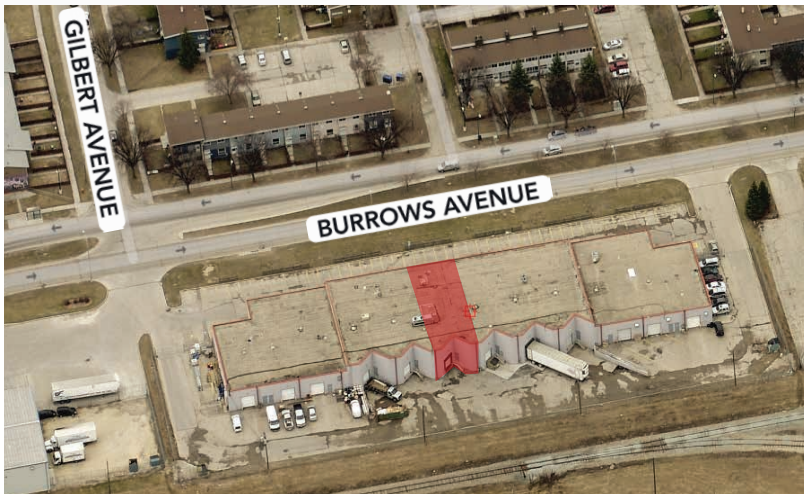
CEILING HEIGHT 18'

LOADING (1) Dock Level Door

ZONING M2 - Industrial

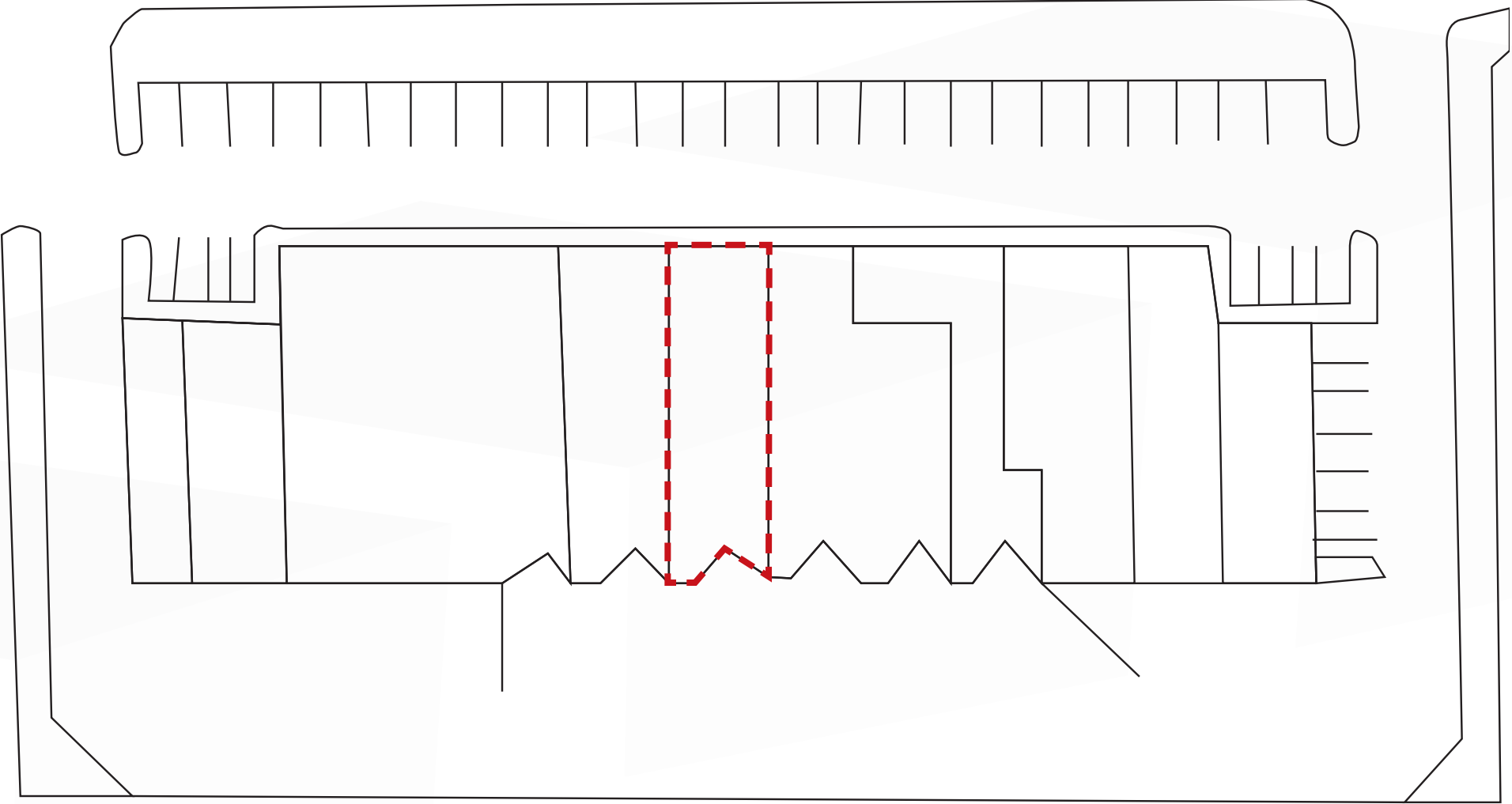
HIGHLIGHTS

- » Great location with quick access to trucking routes
- » Three Phase power available
- » Recently upgraded facade with new signage
- » Recently upgraded asphalt



Site Plan

BURROWS AVENUE



Northwest Winnipeg Aerial



DRIVE TIME ANALYSIS



RICHARDSON INT'L AIRPORT
6.7 km | 12 min.



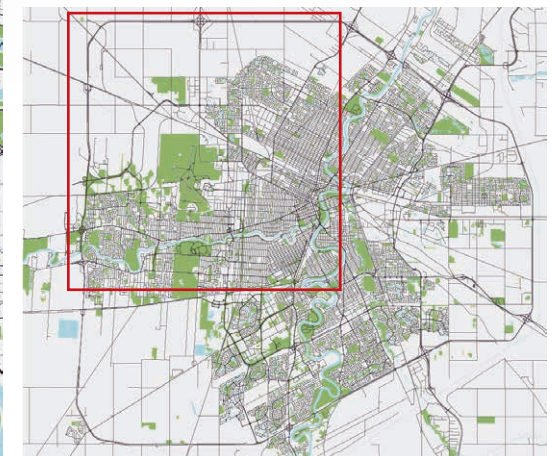
TRANSCANADA HWY.
6.6 km | 14 min.



PORTAGE & MAIN
7.0 km | 14 min.



CANADA / U.S. BORDER
118 km | 94 min.





COMMERCIAL REAL ESTATE
SERVICES INC.

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