



FOR LEASE

Single Tenant **Warehouse** with Loading and Parking Downtown

323 Edwin Street, Winnipeg MB

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Property Overview

Address	323 Edwin Street, Winnipeg, MB
Zoning	M – Multiple Use
Building Size	24,024 SF
Net Rent PSF	\$6.00
Net Monthly Rate	\$12,000
Additional Rent (Est.)	\$2.00
Additional Monthly Rent (Est.)	\$4,000
Construction	Wood frame with concrete masonry foundation; stucco facade
Electrical	240 Volt, 600 Amp, 3 Phase
HVAC	Rooftop units heat and cool the building and there is supplemental heat provided by gas-powered units in the warehouse portion.
Loading	South side has two 10' dock-level overhead doors; West side of the building has a 16' grade level overhead door that drives thru to the east side's 10' grade level overhead door.
Ceiling Height	14' (from the City of Winnipeg – clearance height varies throughout)
Parking Stalls	20+
Sprinkler System	Compressed air system
Available	Flexible move in date

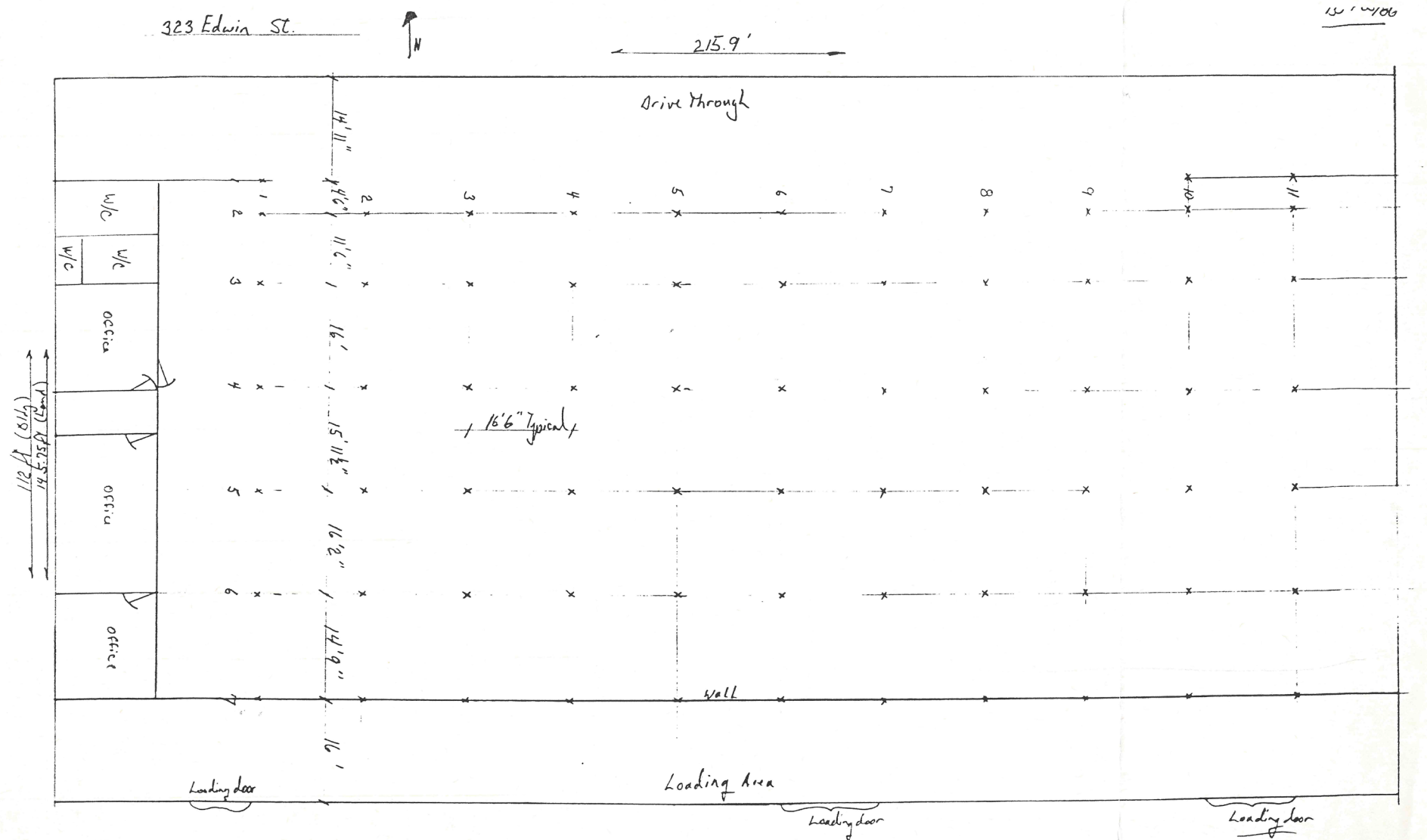
This warehouse is centrally located on the East side of Winnipeg's downtown core in Point Douglas in close proximity to Waterfront Drive, Disraeli Freeway and Portage & Main.

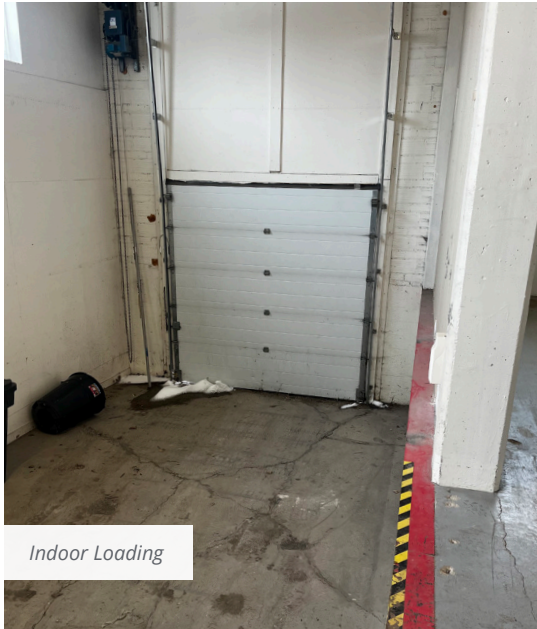




Floor Plan

(Approximate)





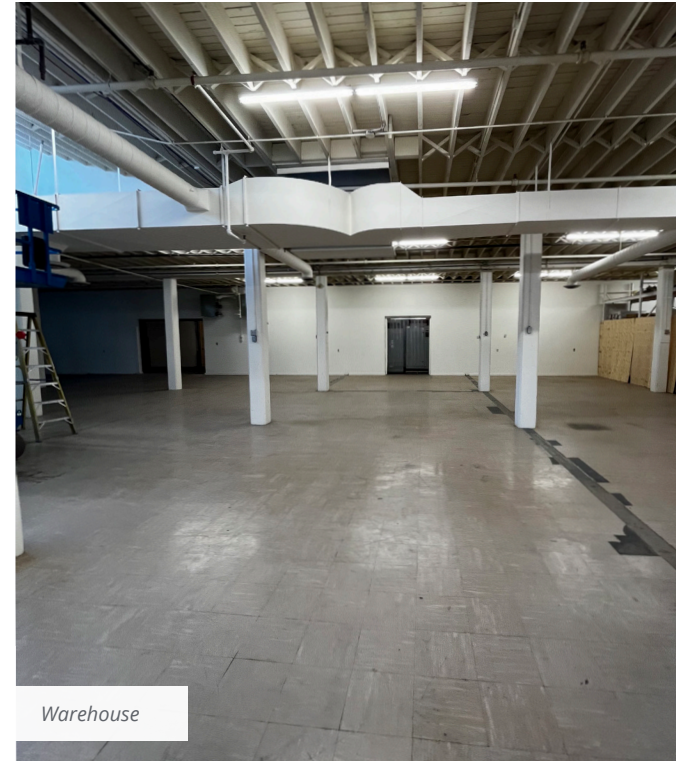
Indoor Loading



Exterior Loading



Office Space/Boardroom



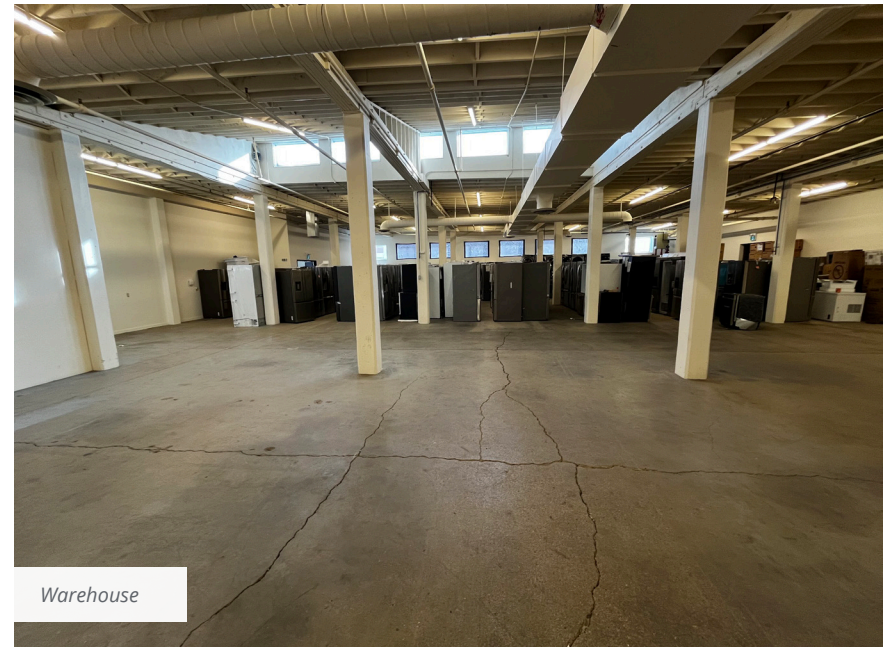
Warehouse



Office Spaces



Indoor Loading



Warehouse



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