

# INDUSTRIAL FOR LEASE

# 1205 Richard Avenue

## Office/Warehouse Space

**Chris Hourihan**  
**Associate**

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Winnipeg



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(+/-) 1,375 sf Industrial Space Available

### PROPERTY HIGHLIGHTS

- Located in the West End of Winnipeg, South of Notre Dame and West of Erin Street
- 80%/20% warehouse/office ratio. Buildout consists of open reception area, storage room w/ small kitchenette, washroom, and warehouse space
- Professionally managed and maintained
- 11' 5" ceiling height (underside of the joist)
- 100 amp 120/208v electrical
- 8'x8' grade loading door
- Zoned M2 - Light Industrial
- Available October 1, 2023

**Lease Rate: \$8.25 psf Net**  
**CAM & Tax: \$4.95 (2022 est)**  
***plus 5% management fee***





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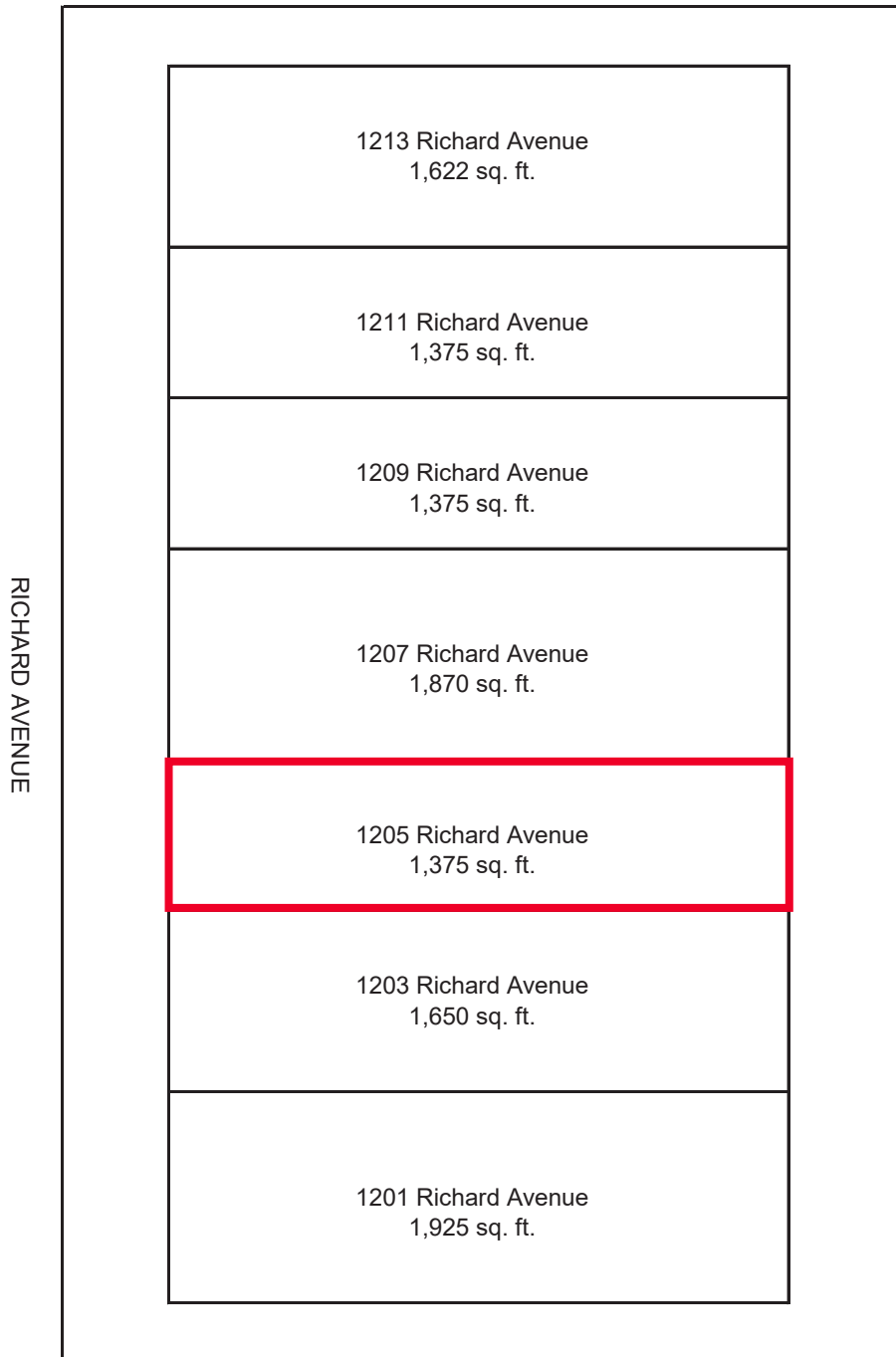


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### SITE PLAN



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