



INDUSTRIAL FOR LEASE

# 555 CAMIEL SYS STREET WINNIPEG, MB

(+/-) 24,665 sf Available



**Chris Macsymic**  
**Executive Vice President & Principal**

*Chris Macsymic Personal Real Estate Corporation*  
T 204 928 5019  
C 204 997 6547  
chris.macsymic@cwstevenson.ca

**Shae Halpin**  
**Senior Associate**

T 204 560 2536  
C 204 558 6071  
shae.halpin@cwstevenson.ca

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## PROPERTY HIGHLIGHTS

- (+/-) 5,351 sf of office area includes private offices, 3 washrooms and open work space.
- (+/-) 19,314 sf of cross-dock warehouse
- 21' - 23.5' clear ceiling height
- 18 Dock loading doors with levellers and the possibility to add an additional 10 dock doors
- 2 - 10' x 14' grade doors
- Back up generator on site
- Radiant heat in warehouse
- Fully sprinklered
- 3 phase 400 amp 347/600 volt
- Fully fenced and gated compound with paving and gravel
- Available March 1, 2024

**Lease Rate:** 14.50 net

**CAM & Tax:** \$7.75 (2024 est.)

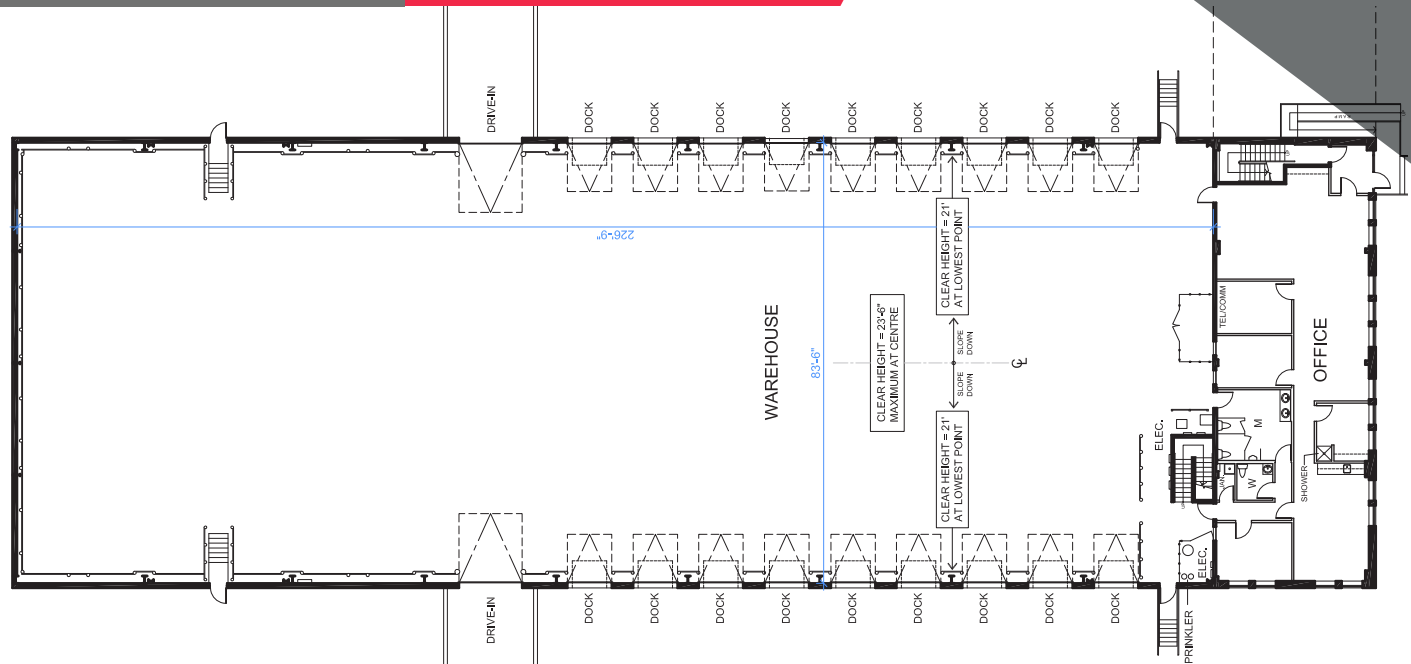
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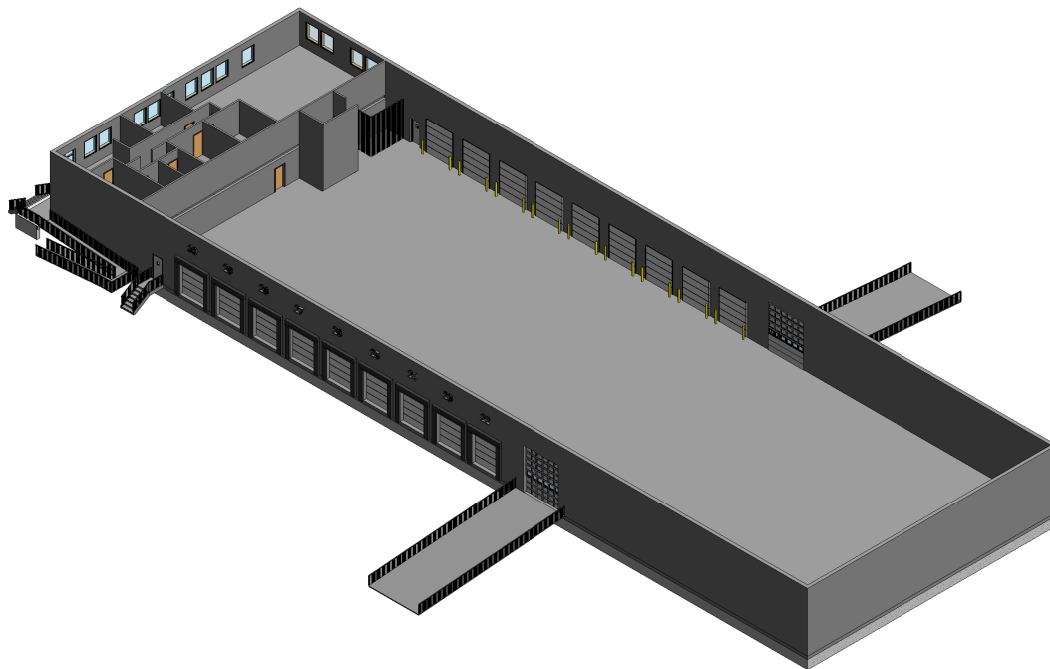
CUSHMAN & WAKEFIELD  
Winnipeg

Stevenson

## CROSS DOCK FACILITY



## MAIN FLOOR RENDERING





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AERIAL



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## AREA MAP



5 Minutes to the Perimeter Highway  
18 Minutes to Downtown Winnipeg  
35 Minutes to the Winnipeg James A. Richardson International Airport

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