

A photograph of a modern industrial building with dark grey vertical siding and light-colored concrete accents. A white SUV is parked in the foreground on the left. The building is set against a clear blue sky. A large teal graphic element is overlaid on the bottom left of the image, containing text.

INDUSTRIAL FOR LEASE 965-975 SHERWIN ROAD

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PROPERTY HIGHLIGHTS

(+/-) 7,830 SF AND UP TO (+/-) 38,700 SF AVAILABLE

- Located on Sherwin Road in Northwest Winnipeg, in very close proximity to the Winnipeg Richardson International Airport
- Zoned M2

975 SHERWIN ROAD

- 7,830 sf
- 21' clear ceilings
- 2 dock loading doors
- 8 private offices, open work area and reception
- Available immediately

965 SHERWIN ROAD

- Up to 38,700 sf available with potential unit size options:
 - 11,428 sf
 - 18,695 sf
 - 26,010 sf
- 19'4" clear ceilings
- 6 dock loading doors
 - Potential to add grade loading doors
- Available immediately

UNIT	SQ FT (+/-)	LEASE RATE	ADDITIONAL RENT
975	7,830	\$8.95 PSF	\$5.48 PSF (2024 EST)
965	38,700	\$8.95 PSF	\$5.48 PSF (2024 EST)



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AREA MAP



WINNIPEG AIRPORT

965-975 SHERWIN ROAD






ROUTE 90



POLO PARK MALL

PERIMETER HWY

DRIVE TIMES

-  2 MINS TO ROUTE 90
-  3 MINS TO THE AIRPORT
-  6 MINS TO POLO PARK MALL
-  13 MINS TO THE PERIMETER HWY



AMENITIES

RRC Polytech

ST JAMES INDUSTRIAL PARK

965-975 SHERWIN ROAD



Tim Hortons

Tim Hortons



COSTCO WHOLESALE

REAL CANADIAN Superstore
big on fresh, low on price.

Walmart

STAPLES

WINNERS

P.F. CHANG'S

Chapters

CINEPLEX

CANADIAN TIRE



Polo Park



Clarion

AGW

Health Sciences Centre

Winnipeg James Armstrong Richardson International Airport



AERIAL

SASKATCHEWAN AVENUE

965 SHERWIN ROAD
38,700 SF

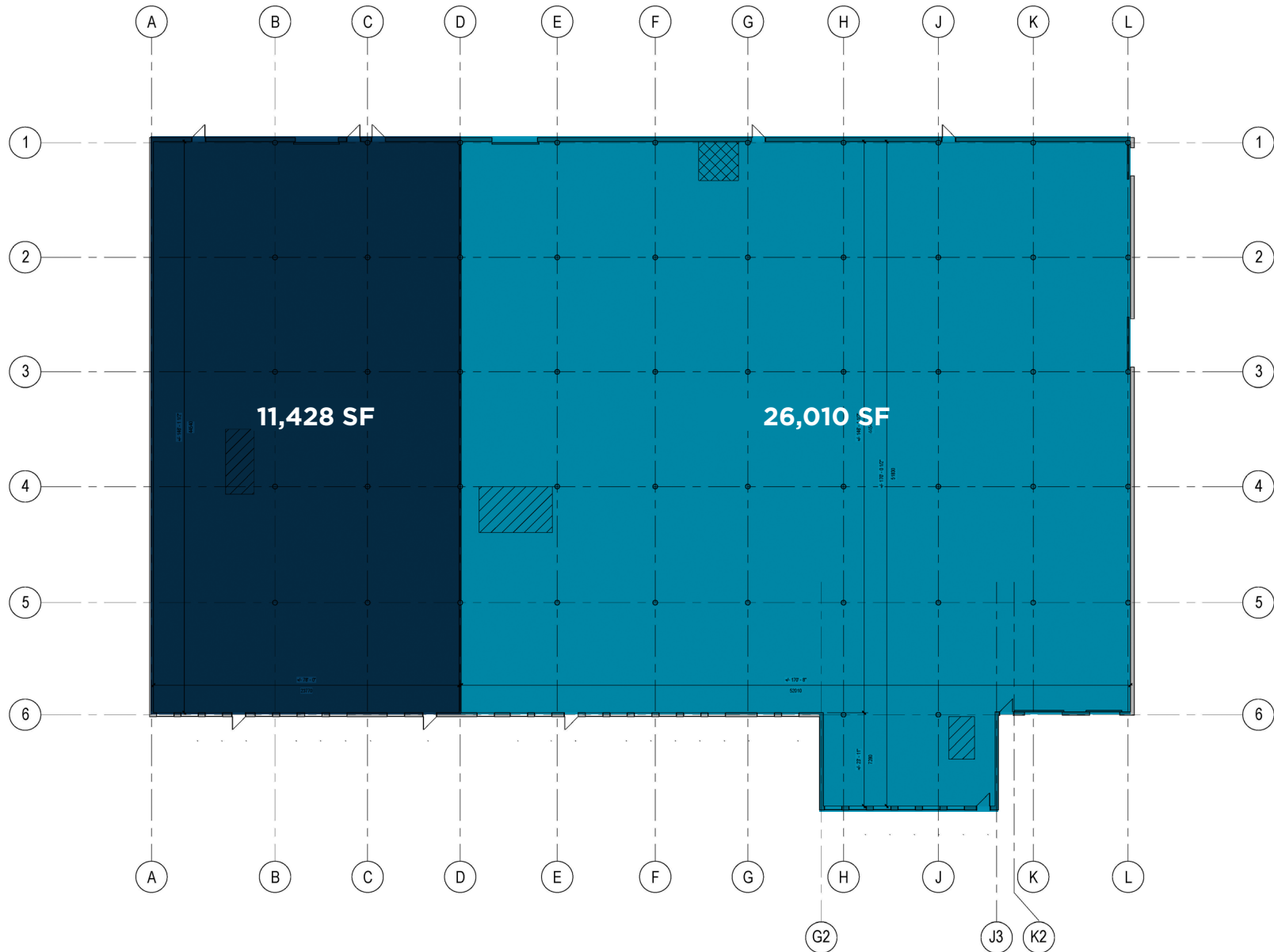
975 SHERWIN
ROAD 7,830 SF

SHERWIN ROAD



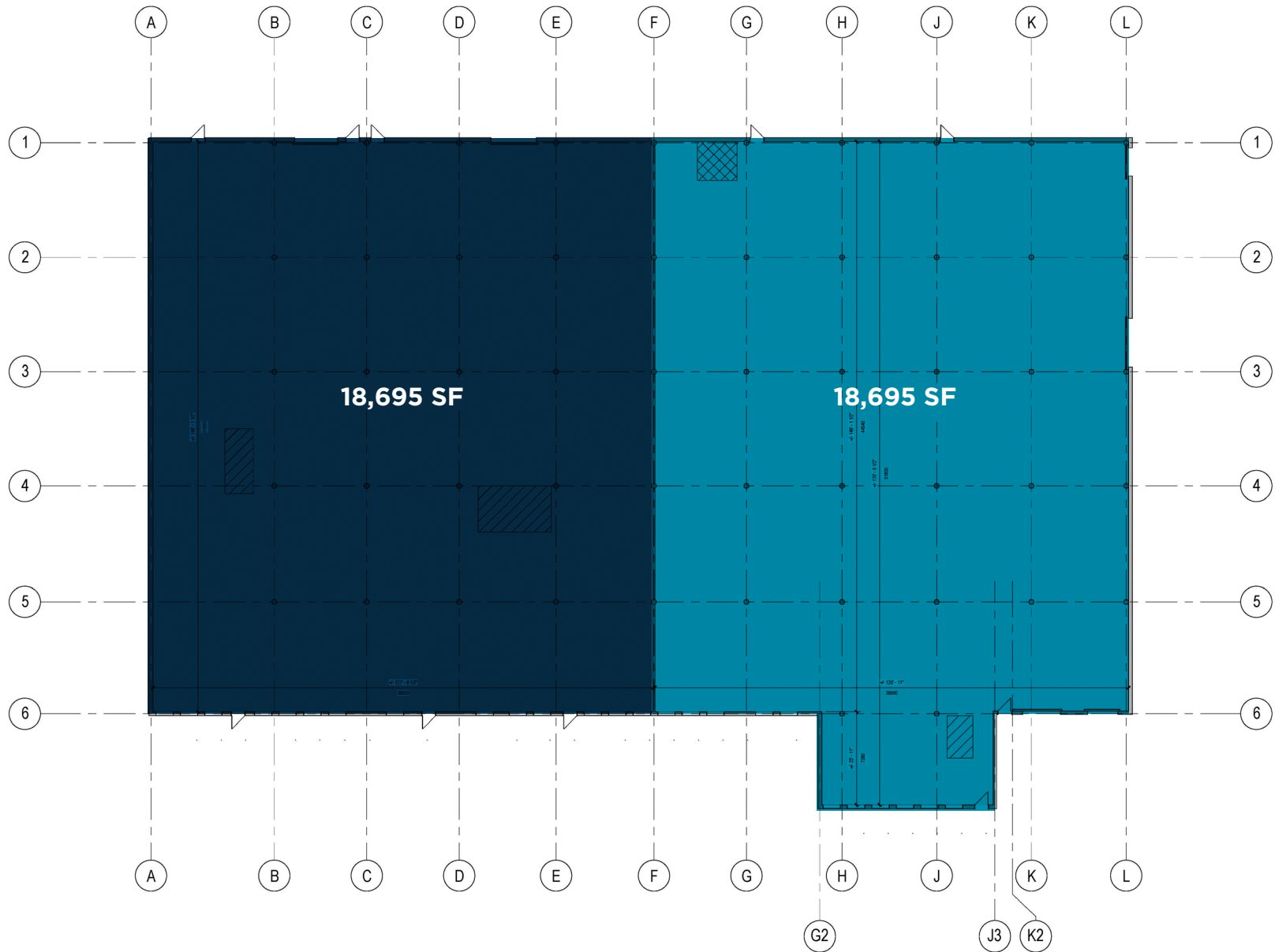
965 FLOOR PLAN

DEMISING OPTION 1

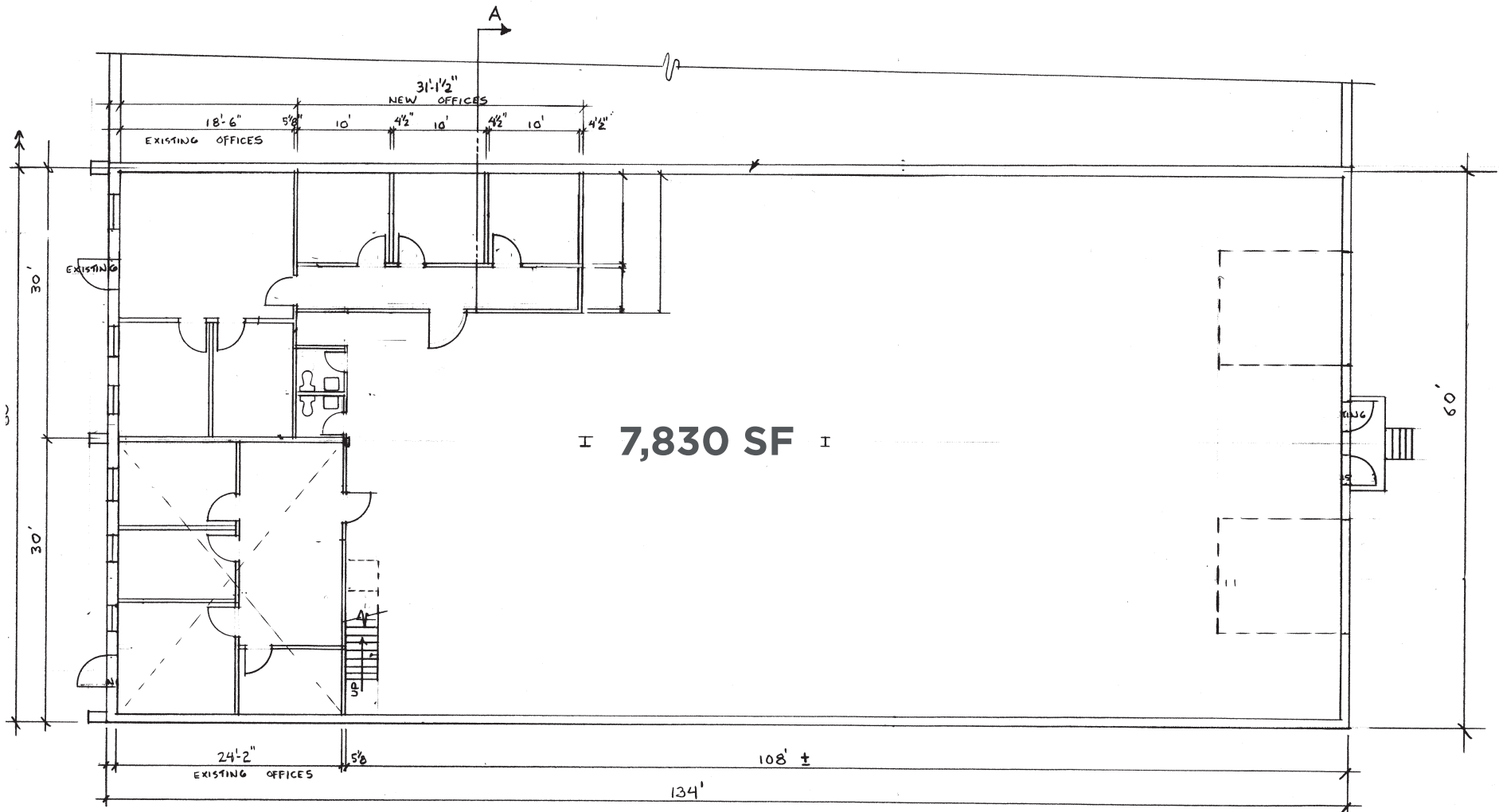


965 FLOOR PLAN

DEMISING OPTION 2



975 FLOOR PLAN





SASKATCHEWAN AVENUE

SHERWIN ROAD

CONTACT

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