

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 banner is overlaid at the bottom of the image.

INDUSTRIAL FOR LEASE 965 SHERWIN ROAD

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PROPERTY HIGHLIGHTS

(+/-) 38,700 SF AVAILABLE

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

LEASE RATE: \$8.95 PSF (NET)

CAM & TAX: \$5.48 PSF (2024 EST.)



CLICK HERE TO TAKE A VIRTUAL TOUR

AREA MAP



WINNIPEG AIRPORT

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 SHERWIN ROAD



Tim Hortons

Tim Hortons



COSTCO WHOLESALE

REAL CANADIAN Superstore
big on fresh, low on price.

Walmart

STAPLES

WINNERS

P.F. CHANG'S



CINEPLEX

Chapters

CANADIAN TIRE



Polo Park



Clarion



Health Sciences Centre

Winnipeg James Armstrong Richardson International Airport



AERIAL

SASKATCHEWAN AVENUE

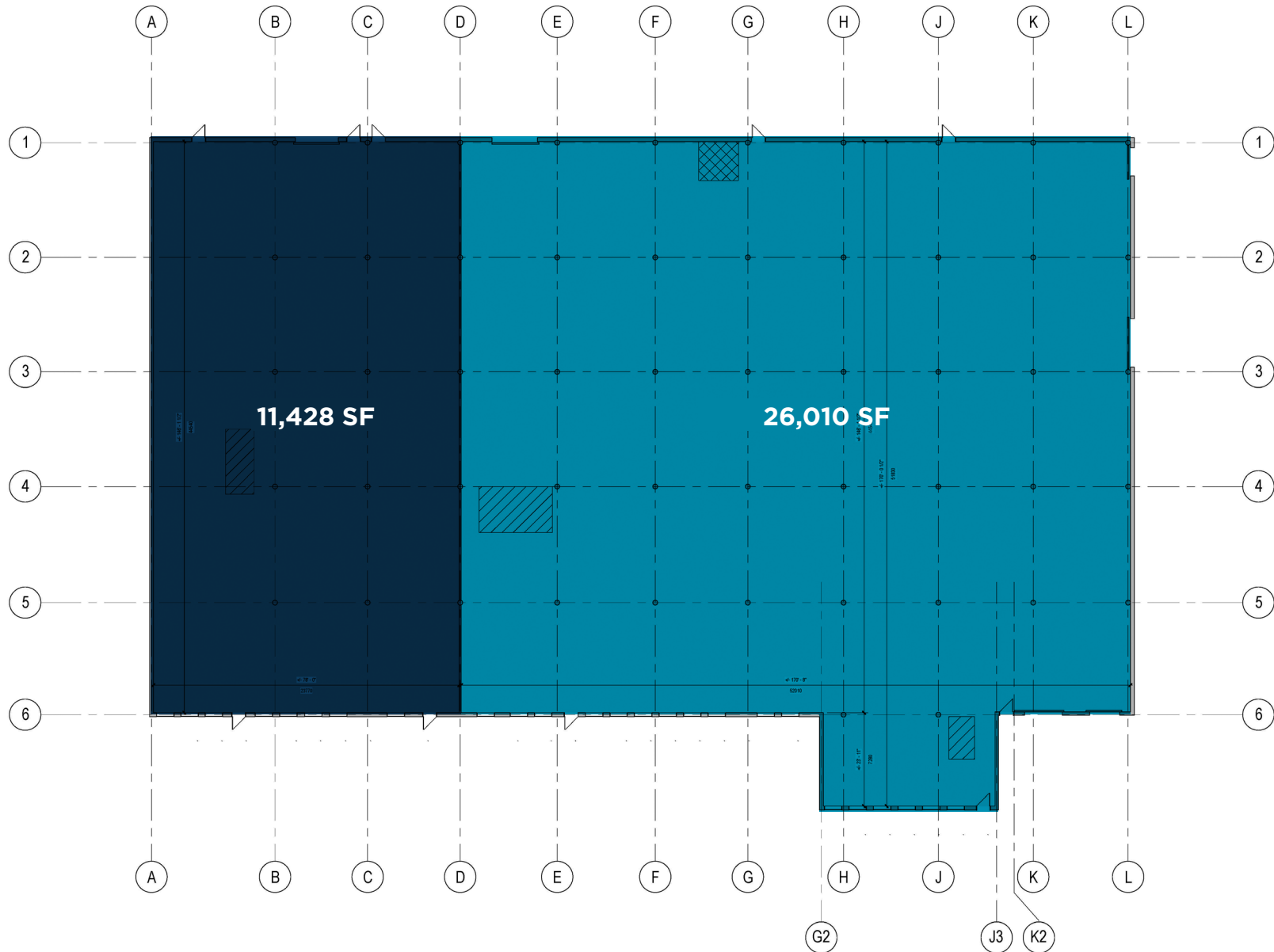
**965 SHERWIN ROAD
38,700 SF**

SHERWIN ROAD



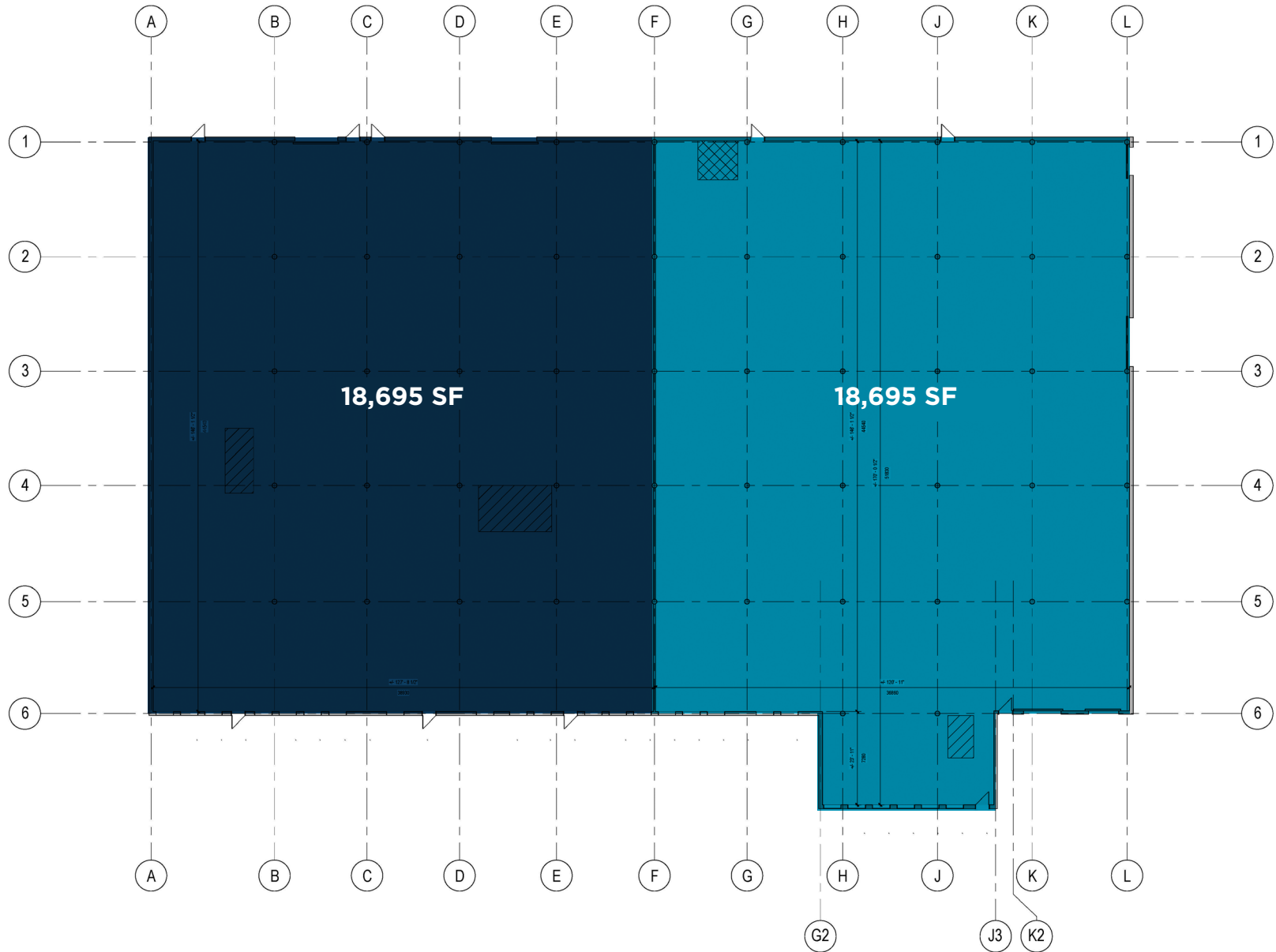
965 FLOOR PLAN

DEMISING OPTION 1



965 FLOOR PLAN

DEMISING OPTION 2





SASKATCHEWAN AVENUE

SHERWIN ROAD

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