INDUSTERIAL FOR LEASE
965 SHERWIN ROAD

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CUSHMAN &
WAKEFIELD
Winnipeg | Stevenson

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.)

965 SHERWIN ROAD
38,700 SF

CLICK HERE TO TAKE A VIRTUAL TOUR

AREA MAP

N

WINNIPEG AIRPORT

ROUTE 90

965 SHERWIN ROAD

POLO PARK MALL

PORTAGE AVE

KING EDWARD ST

PEMBINA HWY

LAGIMODIERE BLVD

PERIMETER HWY

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

McDonald's

Tim Hortons

965 SHERWIN ROAD

Tim Hortons

Wendy's

Saskatchewan Ave

COSTCO WHOLESALE

Notre Dame Ave

King Edward St

Keewatin St

McPhillips St

Health Sciences Centre

Notre Dame Ave

Wellington Ave

Wellington Ave

Wellington Ave

REAL CANADIAN Superstore
big on fresh, low on price.

Winnipeg James Armstrong Richardson International Airport

Sargent Ave

Walmart

Sargent Ave

Sargent Ave

Erin St

Wall St

Century St

Ellice Ave

Ellice Ave

Ellice Ave

STAPLES

WINNERS

Ferry Rd

P.F. CHANG'S

THE HOME DEPOT

St. Matthews Ave

St. Matthews Ave

St. Matthews Ave

CINEPLEX

Chapters

Empress St

Erin St

Wall St

Silver Ave

CANADIAN TIRE

BP

Ness Ave

Ness Ave

Polo Park

Cora
Breakfast and lunch

Broadway

Ferry Rd

Route 90

A&W

Clarion

Portage Ave

SASKATCHEWAN AVENUE

965 SHERWIN ROAD
38,700 SF

SHERWIN ROAD

965 FLOOR PLAN

DEMISING OPTION 1

11,428 SF

26,010 SF
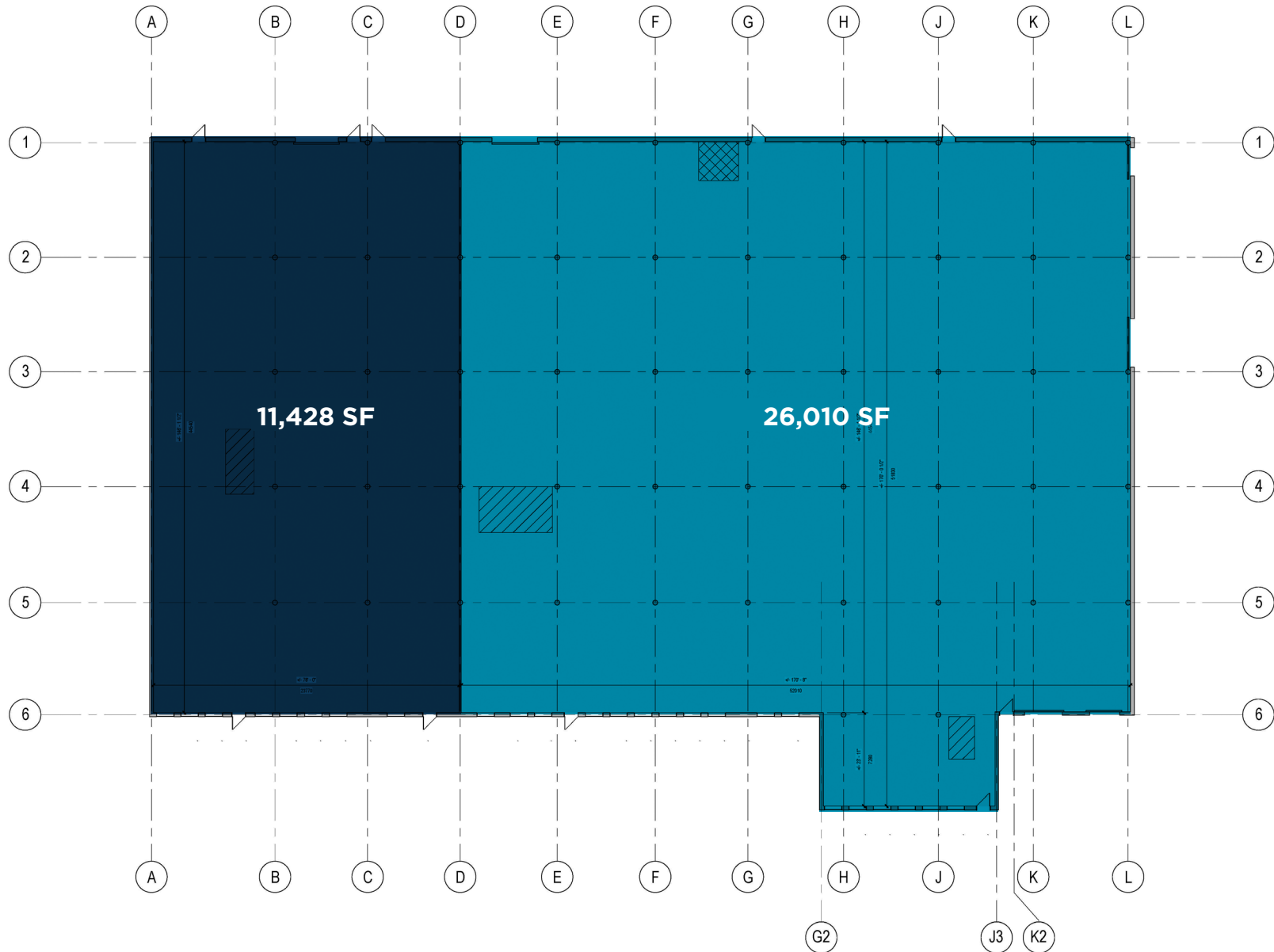
965 FLOOR PLAN

DEMISING OPTION 2

18,695 SF

18,695 SF
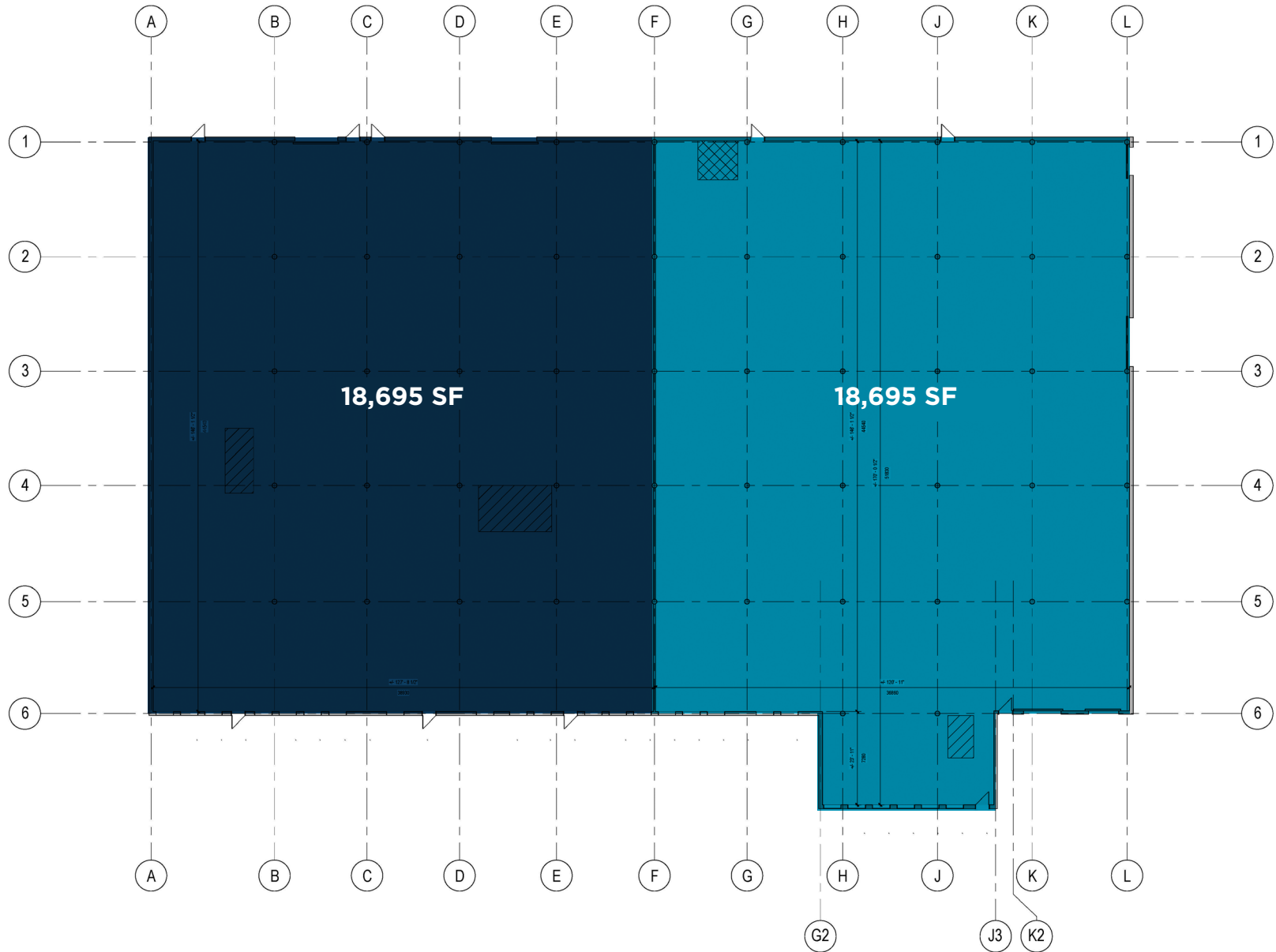
SASKATCHEWAN AVENUE

SHERWIN ROAD

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