



FOR LEASE  
**5 SCURFIELD BLVD - UNIT 38**

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 **CUSHMAN &  
WAKEFIELD**  
Winnipeg

 **Stevenson**





## PROPERTY HIGHLIGHTS

(+/-) 7,020 SF AVAILABLE

- High traffic location on the corner of Scurfield Boulevard and Waverley Street in SW Winnipeg in close proximity to Route 90
- Amazing high exposure showroom/ office/ warehouse space
- Corner building sign opportunities, pylon sign on the corner of Scurfield and Waverly and additional dedicated monument signage on Scurfield
- 1 grade level loading door, ability to re-instate additional grade level loading door currently drywalled in from the inside of the unit
- (+/-) 18' clear ceiling height
- Potential to subdivide
  - Unit A (+/-) 4,162 sf
  - Unit B (+/-) 2,858
- Zoned M1

**Lease Rate: \$21.95 PSF**

**CAM & Tax: \$8.71 PSF (2025 est.)**

\*Plus mgmt fee of 5% of gross rent





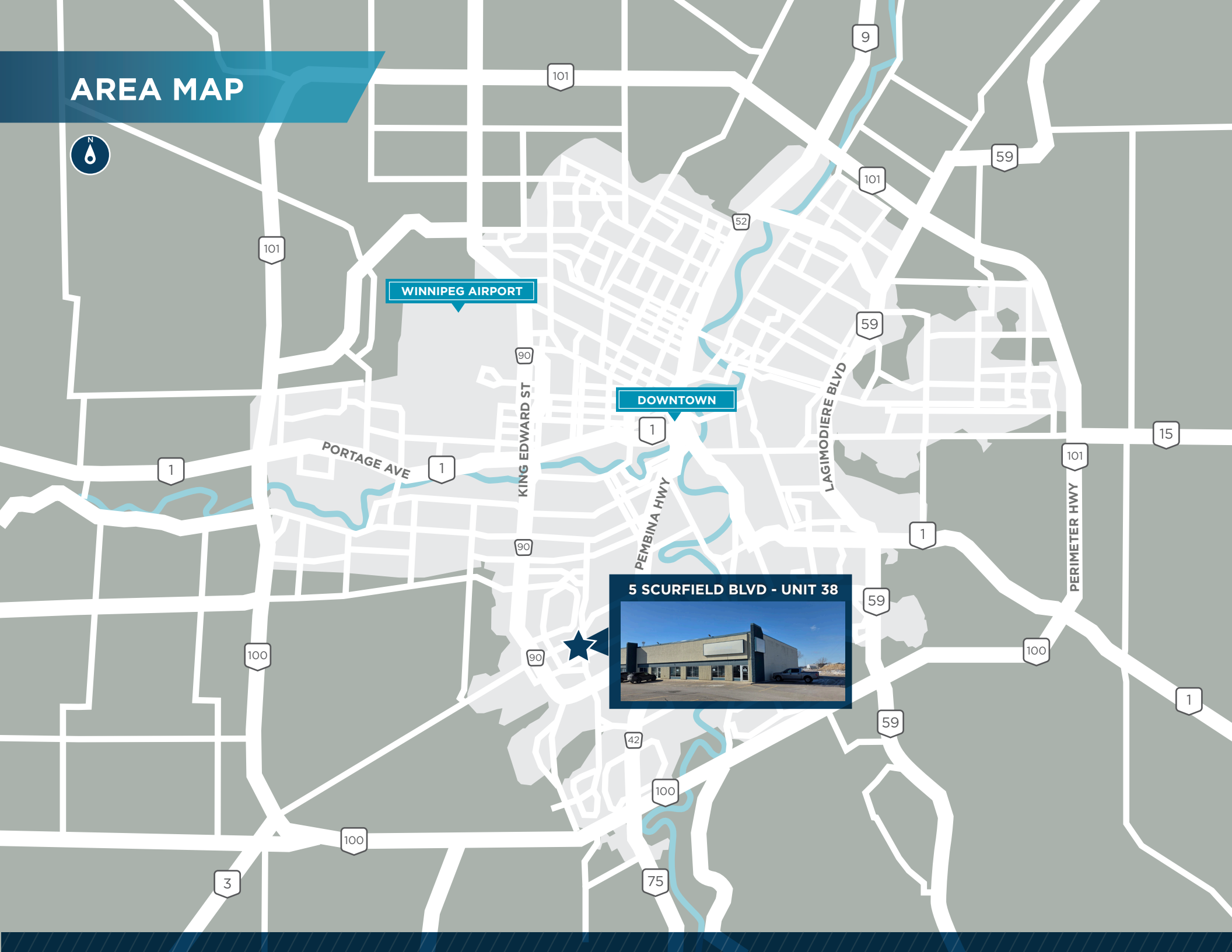
# AREA MAP



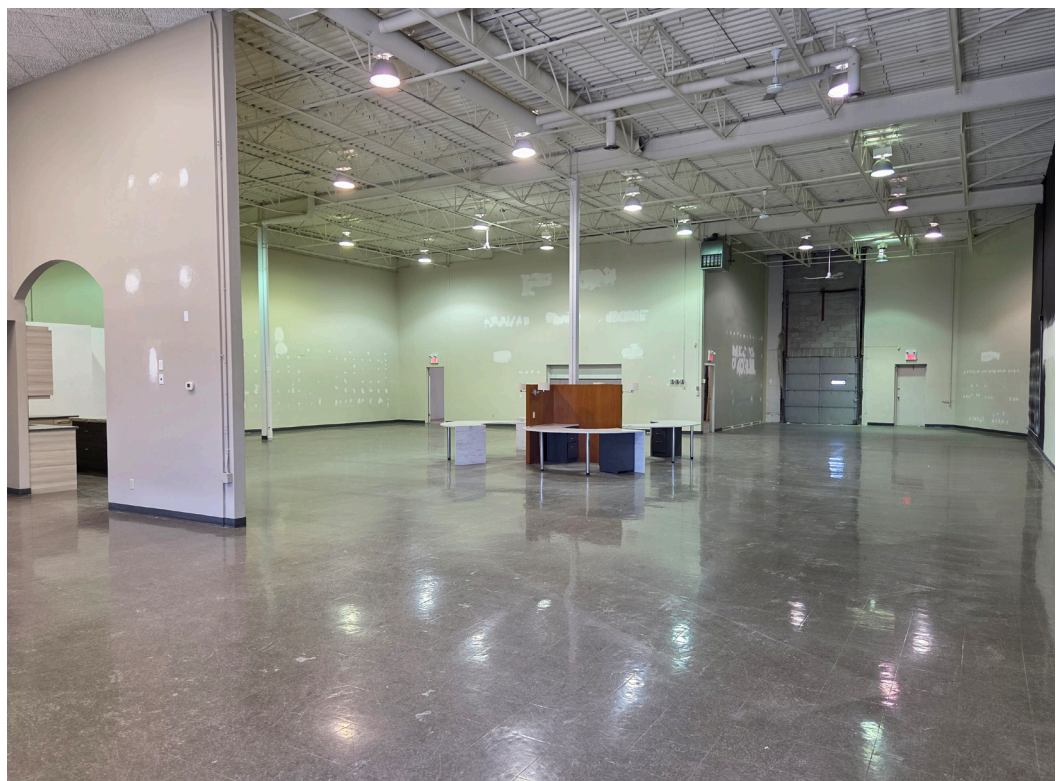
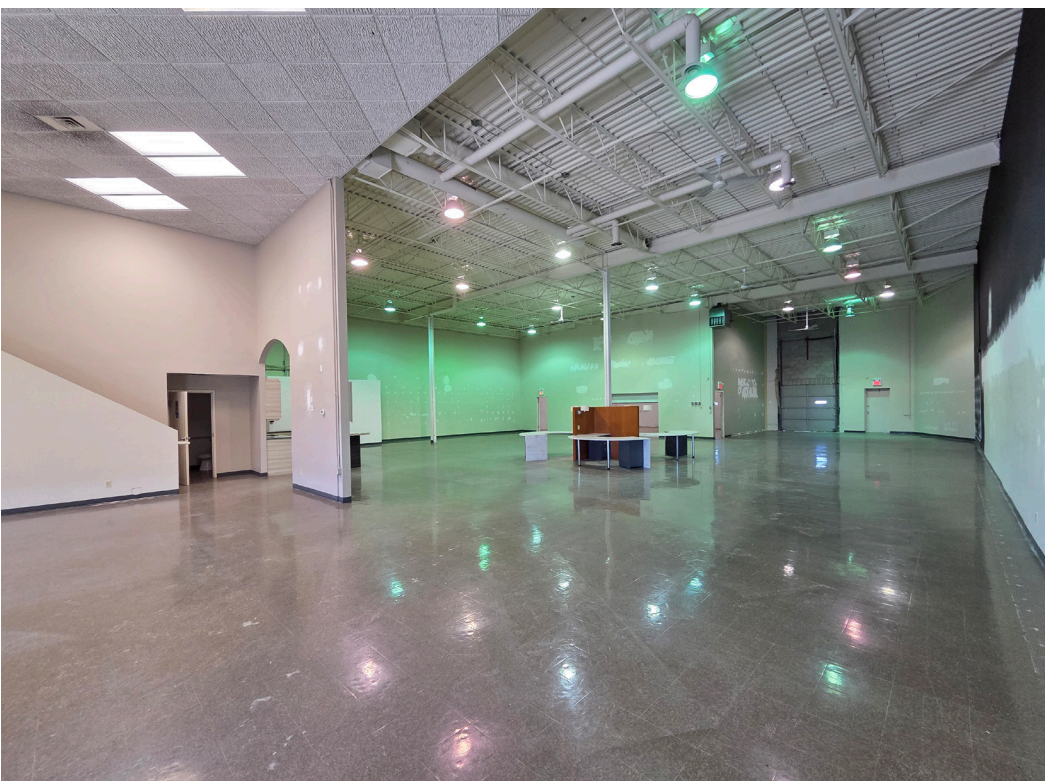
WINNIPEG AIRPORT

DOWNTOWN

5 SCURFIELD BLVD - UNIT 38













AERIAL

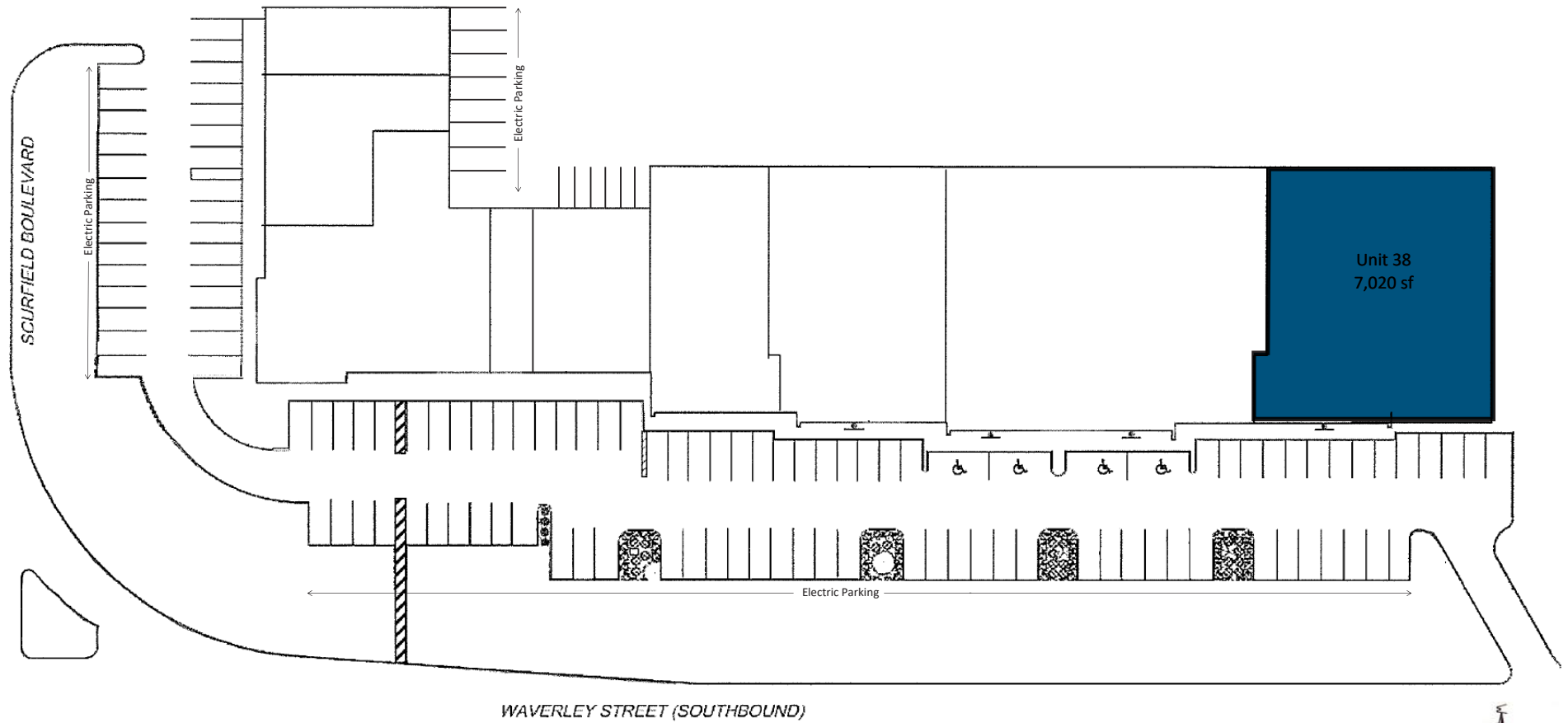


WAVERLEY ST

SCURFIELD BLVD



# SITE PLAN





# FLOOR PLAN



## DEMISING OPTION







## CONTACT

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