



FOR LEASE
UNIT 38 - 5 SCURFIELD BLVD

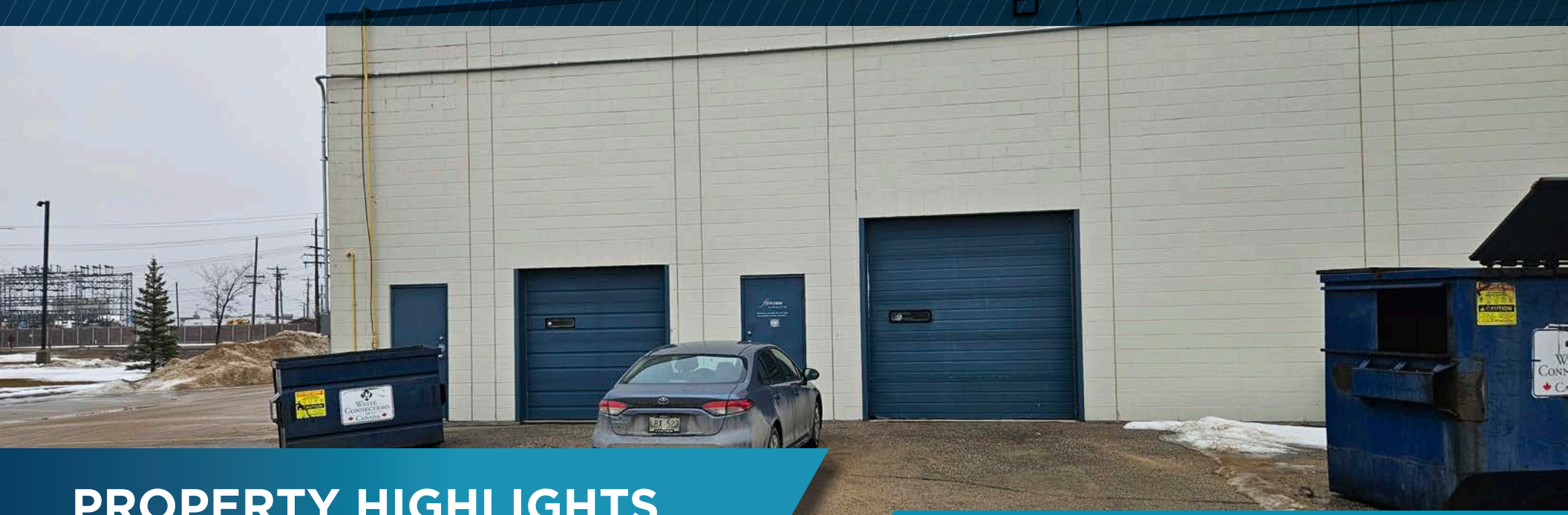
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PROPERTY HIGHLIGHTS

(+/-) 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
- Zoned M1
- Available September 1, 2024

Lease Rate: \$21.95 PSF
CAM & Tax: \$8.35 PSF (2024 est.)

*Plus mgmt fee of 5% of gross rent



WAVERLEY ST

SCURFIELD BLVD

AREA MAP

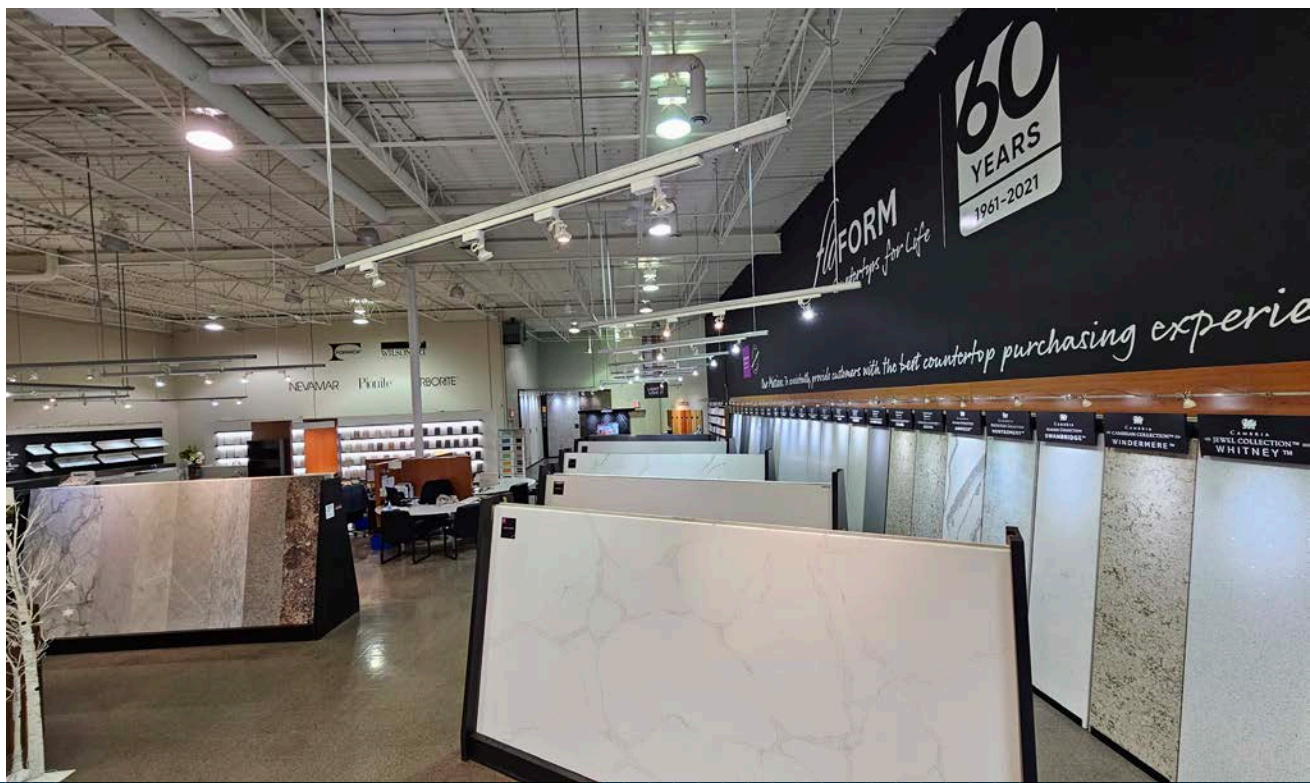
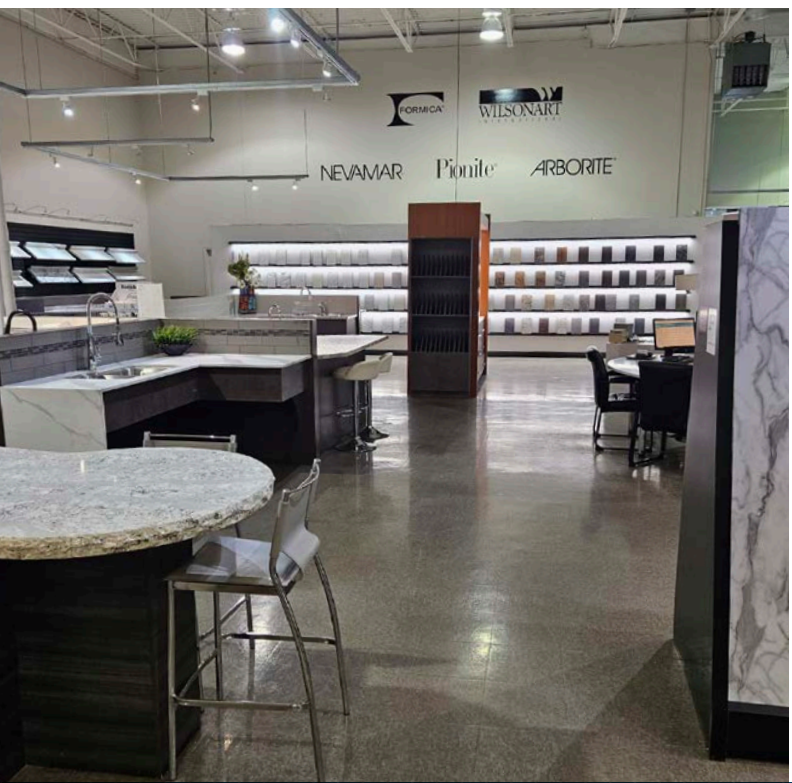
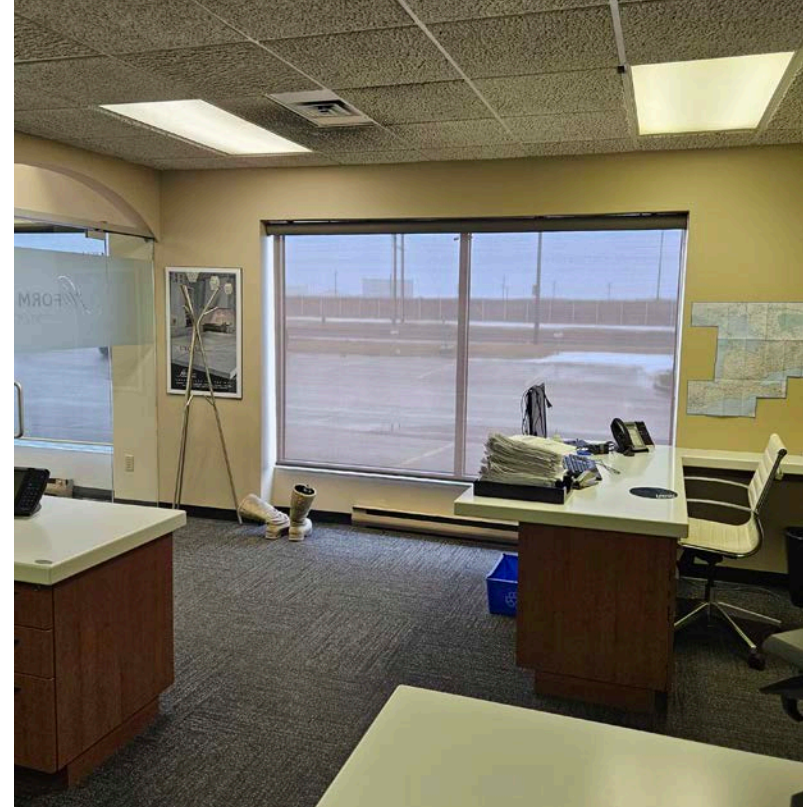


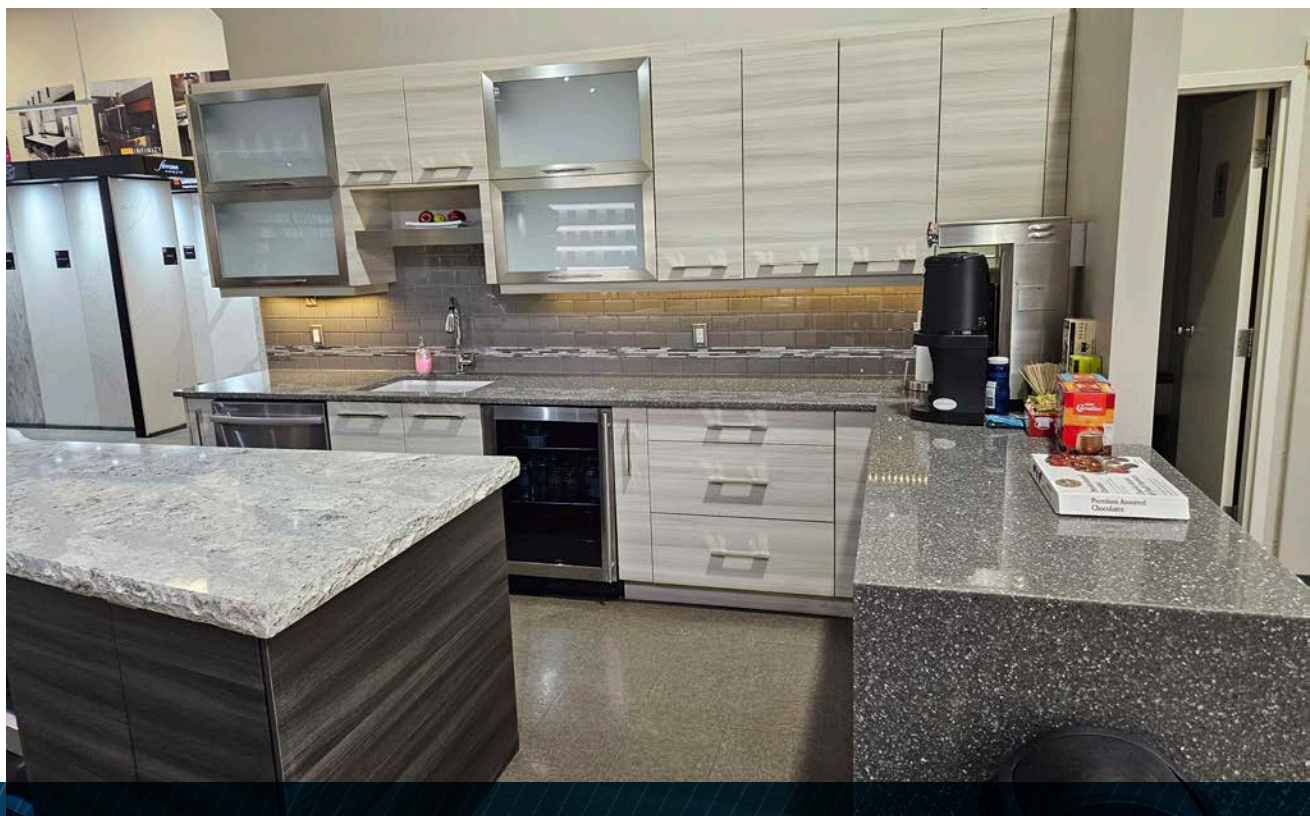
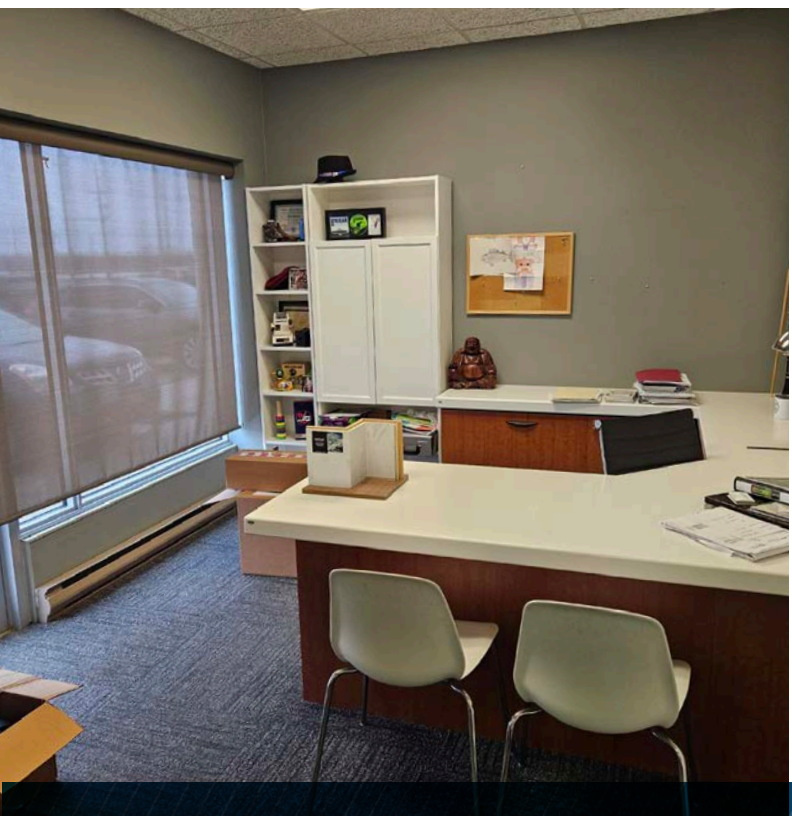
WINNIPEG AIRPORT

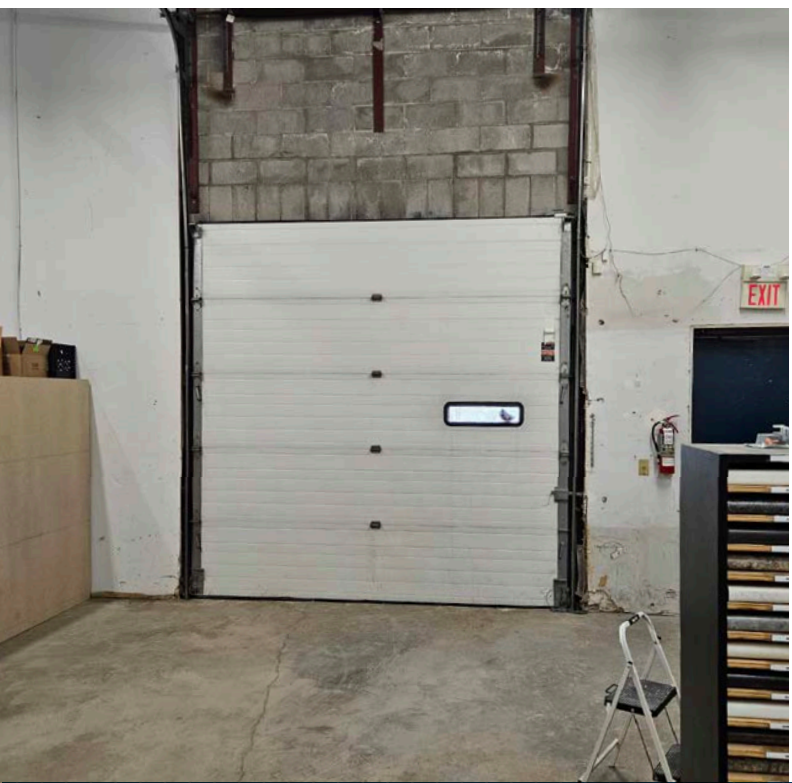
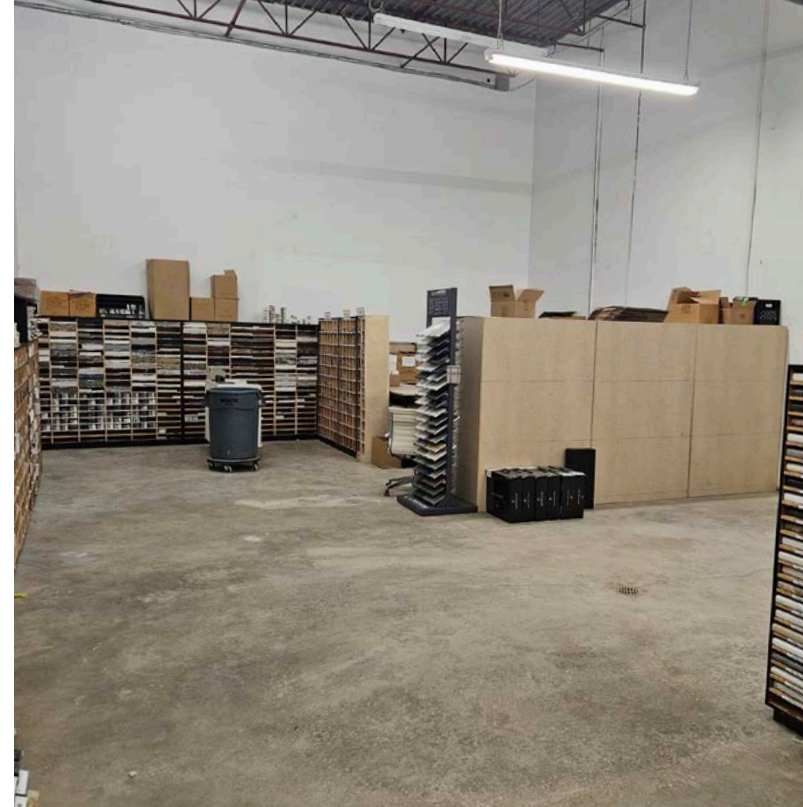
DOWNTOWN

5 SCURFIELD BLVD

A photograph of a two-story commercial building with a sign that reads "ACORN INDUSTRIES". A dark car is parked in the lot in front of the building. A blue star on the map points to the location of this building.







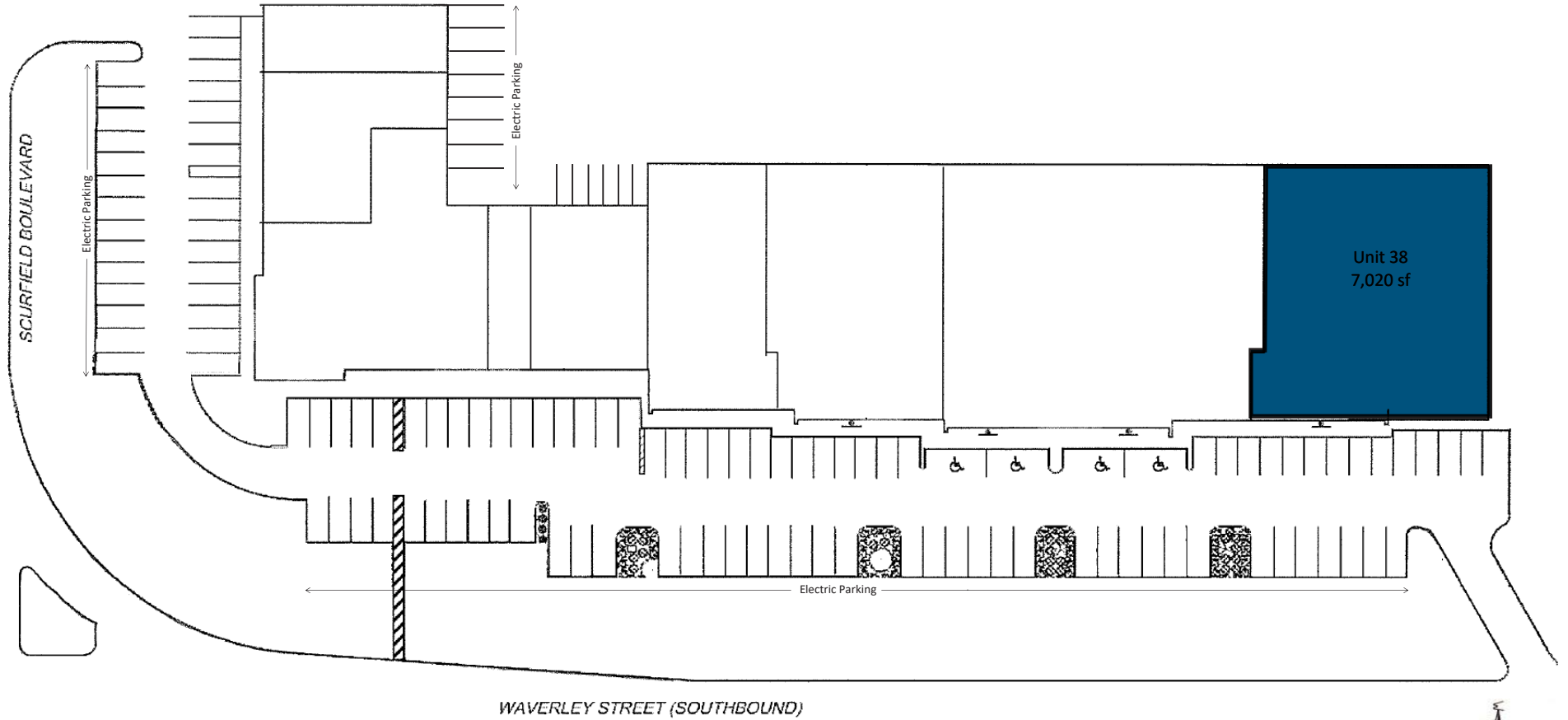
AERIAL



WAVERLEY ST

SCURFIELD BLVD

SITE PLAN





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