

FOR LEASE

**109 Higgins Avenue**

Winnipeg, MB



**(+/-) 5,989 sq ft of Warehouse/Storage Space**

### Property Highlights

- Located in central Winnipeg in close proximity to the Disraeli Freeway and Waterfront Drive
- Ideal for warehouse/storage space
- Loading area features 2 elevated loading doors and 2 grade level doors
- 3 Phase, 600 Volt electrical service
- Fully fenced compound area accommodates ample on site parking and exterior storage
- Zoned M2

**Lease Rate: \$5.50 per sq ft Gross - Includes utilities**

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**Vice President**

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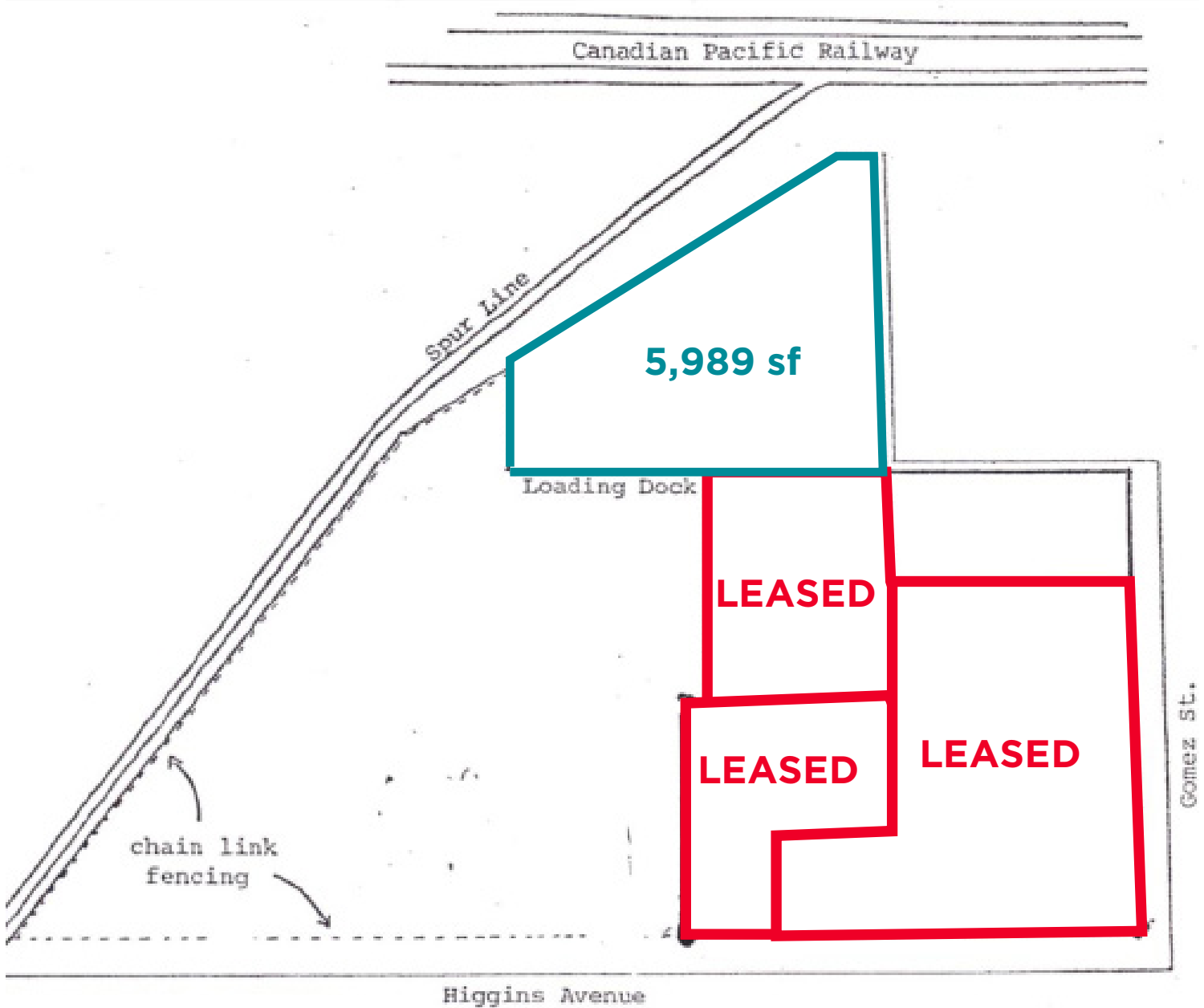
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