

**WAREHOUSE/OFFICE FOR LEASE**

**YOUR SIGN HERE**

1232

**INDUSTRIAL FOR LEASE**  
**1232 SHERWIN ROAD**

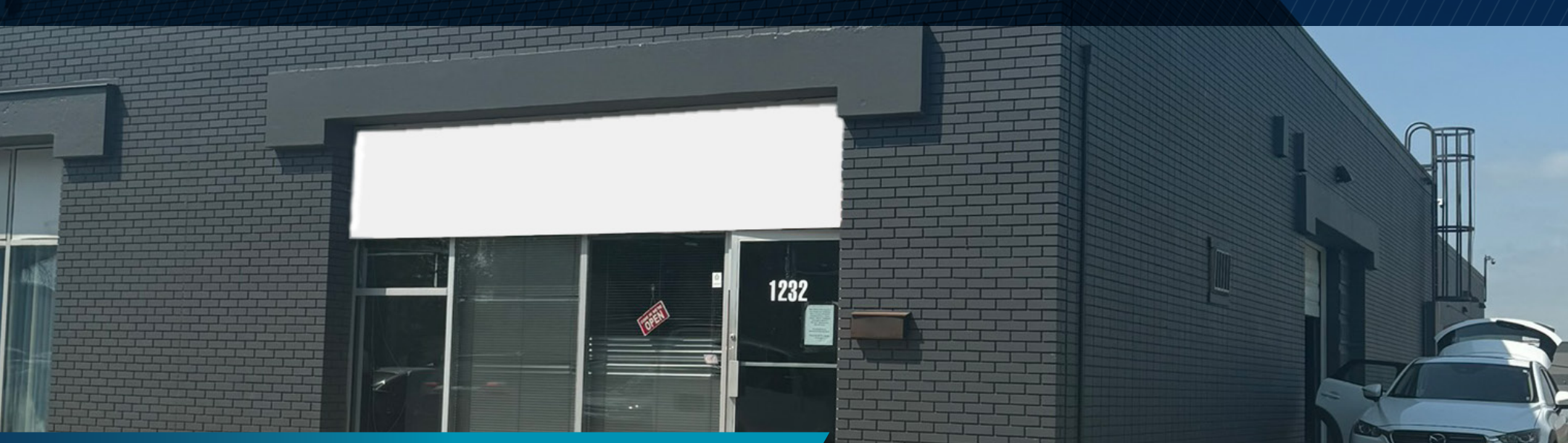
**RYAN MUNT**  
**Executive Vice President**

Ryan Munt Personal Real Estate Corporation  
T 204 928 5015  
C 204 298 1905  
ryan.munt@cwstevenson.ca

**SHAE HALPIN**  
**Senior Associate**

T 204 560 2536  
C 204 558 6071  
shae.halpin@cwstevenson.ca





## PROPERTY HIGHLIGHTS

(+/-) 1,875 SF AVAILABLE

- Endcap Unit featuring large open office area, kitchenette and a washroom
- Approximately 50% warehouse and 50% office
- Dock & Grade loading
- Available January 1, 2025

**LEASE RATE: \$12.95 PSF NET**

**CAM & TAX: \$4.88 PSF (2024 EST.)**

*\*PLUS MGMT. FEE*



# IMAGES



# AMENITIES



1232 SHERWIN ROAD



NOTRE DAME AVE



DUBLIN AVE



SHERWIN RD

NOTRE DAME AVE



SASKATCHEWAN AVE

EMPRESS ST



WELLINGTON AVE

SARGENT AVE

KING EDWARD ST

CENTURY ST

ST JAMES ST

ELLICE AVE





## CONTACT

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