

FOR LEASE

1470 Willson Place

Warehouse Space Available

Stephen Sherlock
Vice President

T 204 928 5011
C 204 799 5526
steve.sherlock@cwstevenson.ca

James Toker
Associate

T 204 934 6210
C 204 914 8423
james.toker@cwstevenson.ca



**CUSHMAN &
WAKEFIELD**
Winnipeg



Stevenson

FOR LEASE

1470 Willson Place



(+/-) 10,105 sf Warehouse With 6 Grade Doors

PROPERTY HIGHLIGHTS

- Shell warehouse ready for office/storefront buildout
- Column free clear span building
- Located in the heart of SW Winnipeg one of the cities most desirable areas with convenient access to Waverley Street and McGillivray Boulevard
- Ideal for light manufacturing, machine shop, warehousing, etc. with heavy duty air make up system
- Insulated to R20
- Landlord will entertain both long an short term tenancies (minimum 6 months)
- Six grade level overhead doors
(five 20'x16' and one 16'x14')
- (+/-) 18' - 21' clear ceiling height
- (+/-) 6,500 sf fenced compound
- 400 AMP 600 volt power
- Also available (+/-) 4,522 sf office space for lease
- Zoned M2

Lease Rate: \$12.95 PSF NET

CAM & Tax: \$6.63 (2025 est)

FOR LEASE
1470 Willson Place



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

FOR LEASE
1470 Willson Place



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

FOR LEASE

1470 Willson Place



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

Stephen Sherlock
Vice President

T 204 928 5011

C 204 799 5526

steve.sherlock@cwstevenson.ca

James Toker
Associate

T 204 934 6210

C 204 914 8423

james.toker@cwstevenson.ca

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2025 Cushman & Wakefield. All rights reserved.
The information contained in this communication is strictly confidential.

This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



**CUSHMAN &
WAKEFIELD**
Winnipeg



Stevenson