

# INDUSTRIAL CONDO FOR LEASE IN SHERWIN PARK

## UNIT 103 - 1200 SHERWIN ROAD



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 **CUSHMAN &  
WAKEFIELD**  
Winnipeg



## PROPERTY HIGHLIGHTS

### (+/-) 3,000 SF AVAILABLE

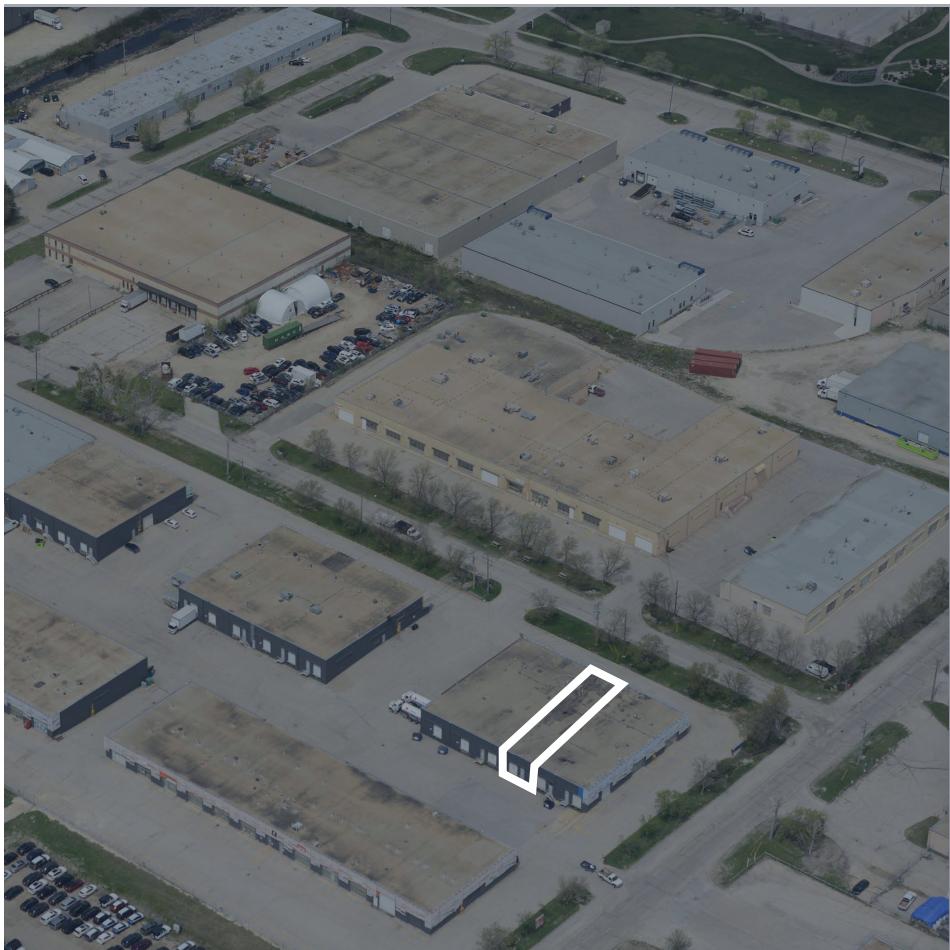
Located in the well-established Sherwin Park, this industrial condo at 1200 Sherwin Road offers exceptional functionality and convenience for a wide range of businesses. The property provides efficient warehouse space complemented by a private office, dock-level loading, and excellent access to Route 90 and major transportation routes. With close proximity to the Winnipeg James Armstrong Richardson International Airport and ample on-site parking, this condo is ideally positioned for companies seeking a versatile, well-maintained space in a high-demand industrial corridor.

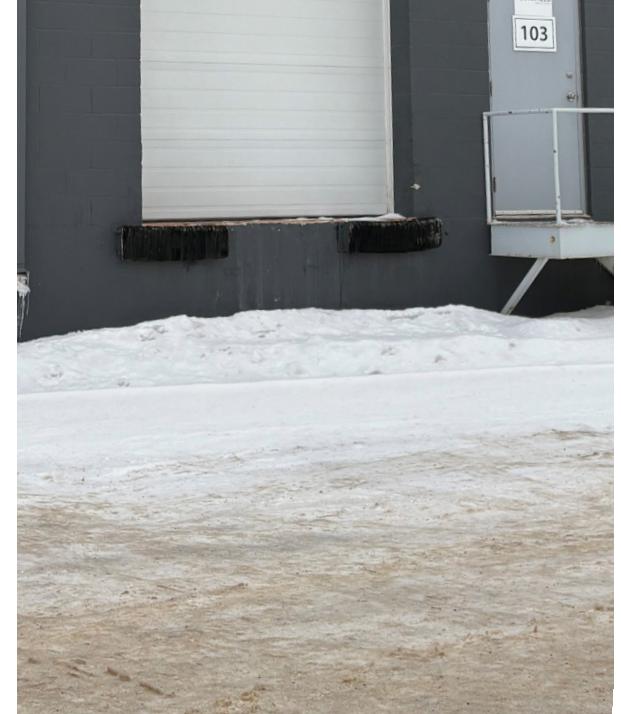
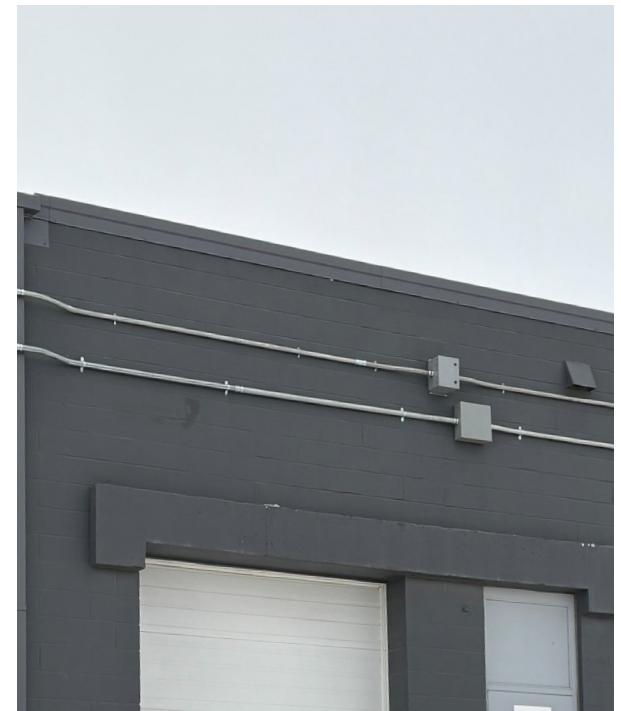
- Excellent access to Route 90, major transportation corridors, and Winnipeg James Armstrong Richardson International Airport
- Ideal for warehousing, light manufacturing, distribution, or service-based businesses
- Flexible open-concept warehouse layout
- 1 dock level loading door (8' x 10')
- (+/-) 16 ft clear ceiling height
- 1 private office, storage room, and 2 washrooms
- Ample on-site parking
- Move-in ready opportunity for owner-occupiers or investors

**LEASE RATE:** \$11.95 PSF

**CAM & TAX:** \$5.81 PSF (2026 EST)

\*Plus a management fee based on gross rent







# AREA MAP

## DRIVE TIMES

- 2 MINS TO ROUTE 90
- 3 MINS TO THE AIRPORT
- 13 MINS TO THE CENTREPORT
- 13 MINS TO THE PERIMETER HWY



# AMENITIES MAP

1	A&W	9	PF CHANGS
2	TIM HORTONS	10	CINEPLEX
3	WENDY'S	11	POLO PARK SHOPPING CENTRE
4	TIM HORTONS	12	HOME DEPOT
5	SUPERSTORE	13	BURGER KING
6	WALMART	14	CHAPTERS
7	STAPLES	15	CANADIAN TIRE
8	WINNERS		



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