

# 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

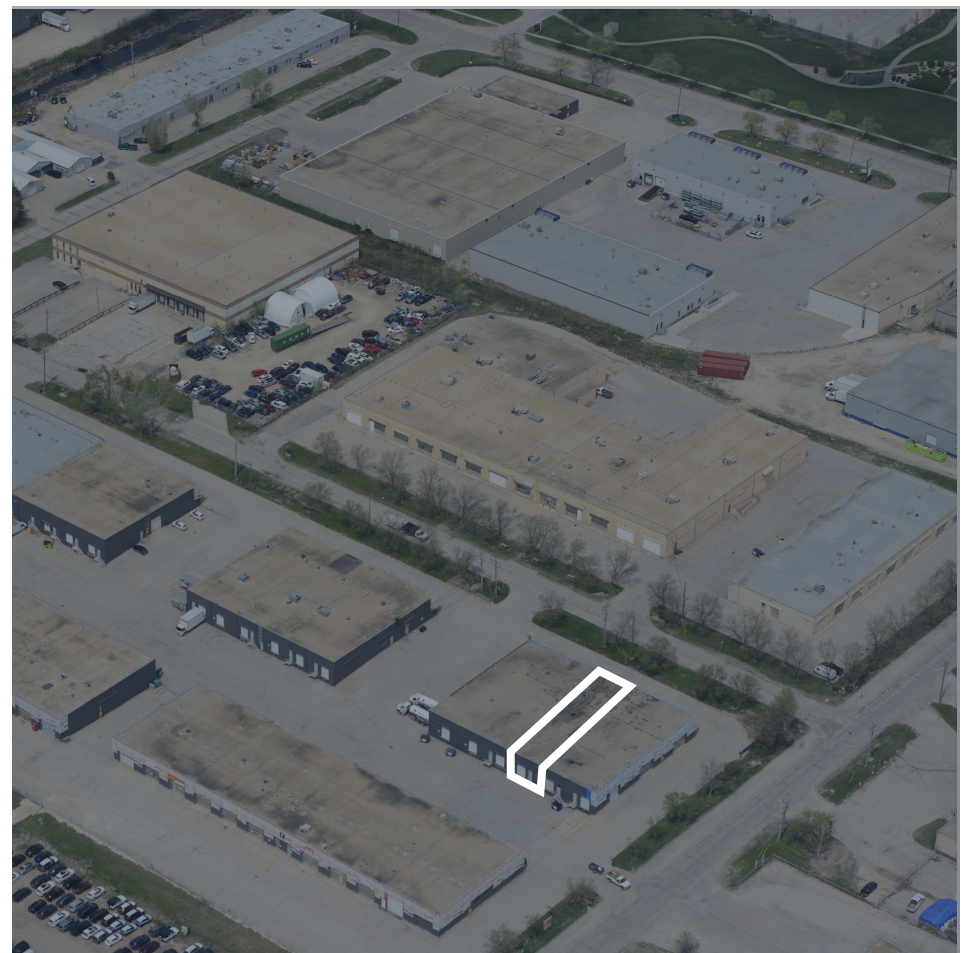
Located in the well-established Sherwin Park, this industrial condo at 1200 Sherwin Road offers exceptional functionality and convenience for a wide range of businesses. The property provides efficient warehouse space complemented by a private office, dock-level loading, and excellent access to Route 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

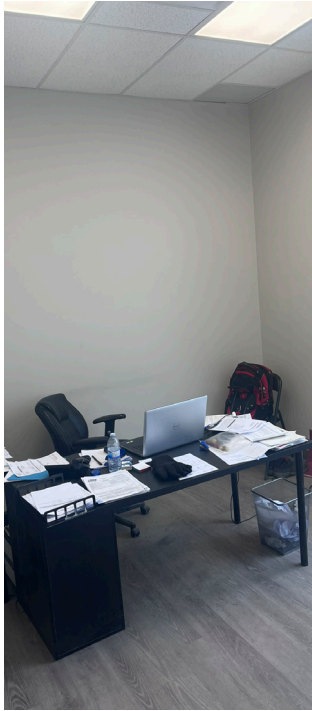
**LEASE RATE:** \$11.95 PSF

**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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