



CUSHMAN &
WAKEFIELD
Winnipeg



Stevenson

FOR SALE

Sherwin Park

Industrial Condos in
CentrePort Canada



SHERWINPARK.COM

INDUSTRIAL CONDOS FOR SALE

Sherwin Park

PROPERTY HIGHLIGHTS

- Industrial complex located adjacent to the James A Richardson International Airport
- Located within CentrePort Canada, North America's largest inland port
- Centrally located with close proximity to major transportation routes
- Ideal space for manufacturing, wholesale and distribution users
- Units starting at (+/-) 2,200 sq ft
- Flexible bay sizes

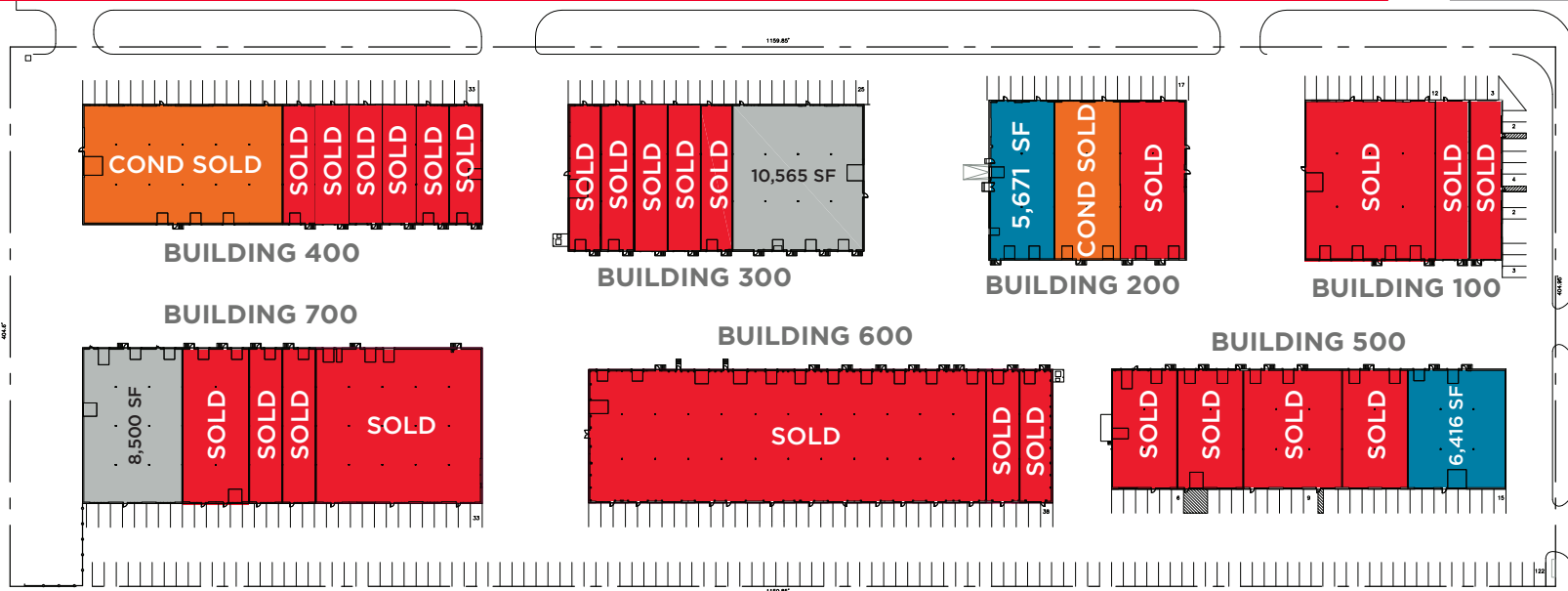


BDC is available to support projects

- Commercial mortgages for owner occupied properties up to 100% of purchase price
- 25 year amortization available & up to 24 months interest only
- 5, 10, 15 and 25 year fixed rates available

Sherwin Park

SITE PLAN



AVAILABLE UNITS

UNIT	SQ FT (+/-)	PRICE	LOADING	CEILING HEIGHT (+/-)	AVAILABILITY
205-206	5,671	\$975,000	2 Dock 1 Grade	16'6"	IMMEDIATELY
501-503	6,416	\$1,100,000	2 Dock 1 Grade	16'6"	IMMEDIATELY
203-204	5,828		2 Dock 1 Grade	16'6"	CONDITIONALLY SOLD
407-412	13,130		3 Dock 1 Grade	16'6"	CONDITIONALLY SOLD

Units can be subdivided

Square footages are approximate and will be confirmed in the offer stage

Sherwin Park

LEASE VS OWN

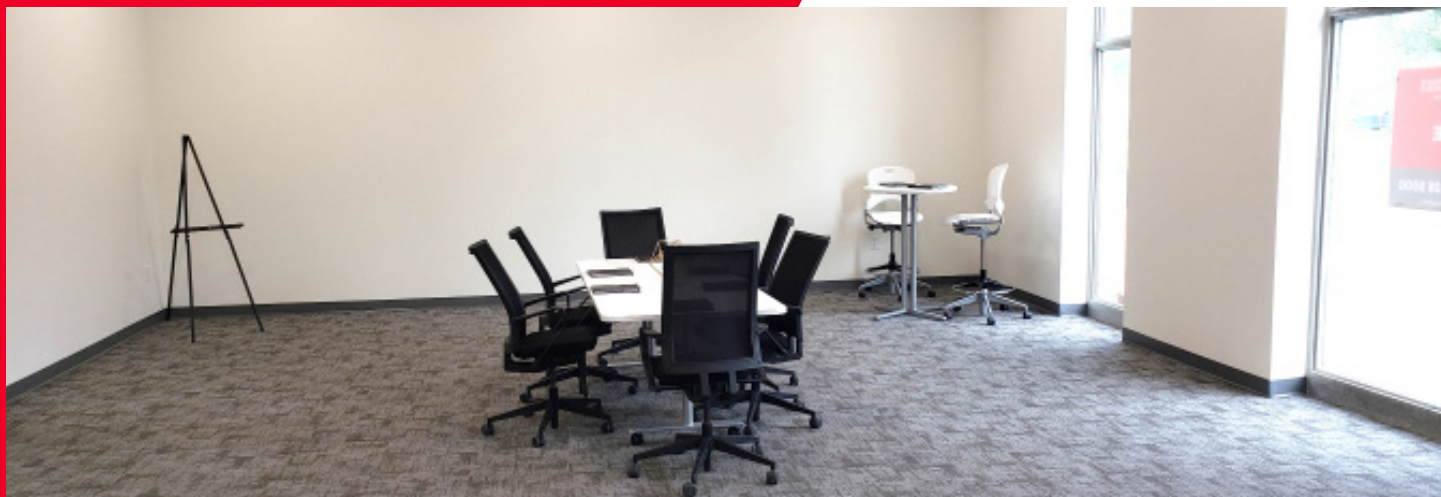
There are various reasons why owning your space is beneficial as opposed to leasing.

The chart below describes the benefits of becoming an owner.

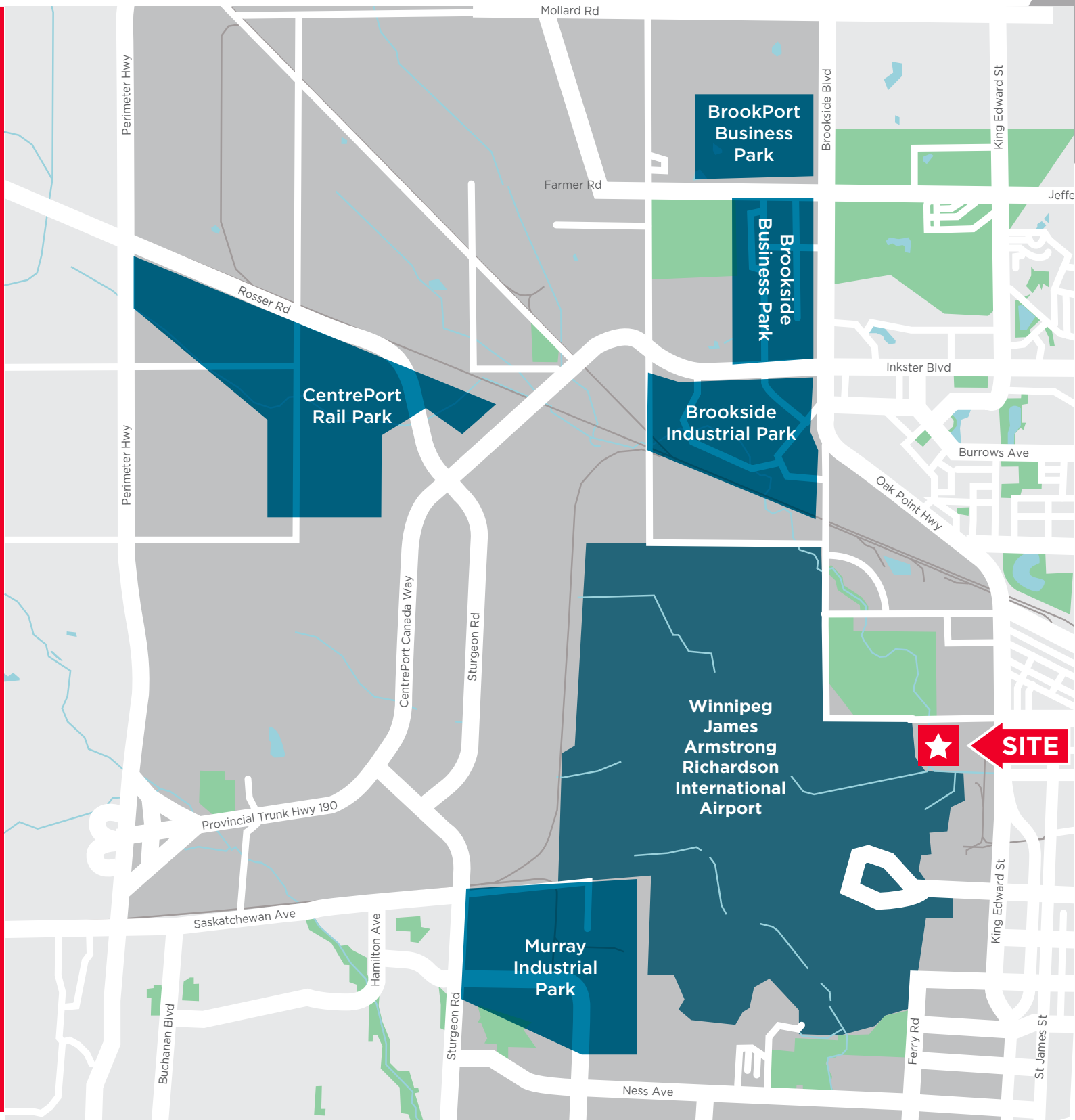
Growing Equity By investing in real estate, you will be able to create equity.	OWN	LEASE	No Value Generated While renting, you cannot create equity through property, thus no long term economic benefits are attained.
Rental Hikes Rental hikes will not be a concern.	OWN	LEASE	Rental Hikes Rental hikes are beyond your control and left to the Landlord and market to decide.
Management Fees Decided by the condo board which you can elect to be a part and participate in annual meetings.	OWN	LEASE	Management Fees Controlled by the Landlord/Management company, beyond your control.
Upgrades Add Value Improvements completed will increase the value of your investment, thus increasing the equity value.	OWN	LEASE	Improving Space Adds Cost Improvements become part of the space resulting in possible rent increase.
Long Term Benefits Property becomes an investment under your control, giving you an option to sell with or without your business for rent to a user for additional income.	OWN	LEASE	No Value Carried Forward No economic benefits will be carried forward once the lease ends and you no longer occupy the unit.



SHOW SUITE



Sherwin Park





**CUSHMAN &
WAKEFIELD**
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OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING
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PROPERTY PERFORMANCE.