

# INDUSTRIAL FOR LEASE

# 965 Sherwin Road

## 38,700 sf Available

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(+/-) 38,700 sf Available

### PROPERTY HIGHLIGHTS

- Located on Sherwin Road in Northwest Winnipeg, in very close proximity to the Winnipeg Richardson International Airport
- Zoned M2
- Potential demising options available
- 6 dock loading doors with the potential for 8 dock loading doors
- (+/-) 19'4" clear ceiling height

**Lease Rate: \$8.00 psf Net**

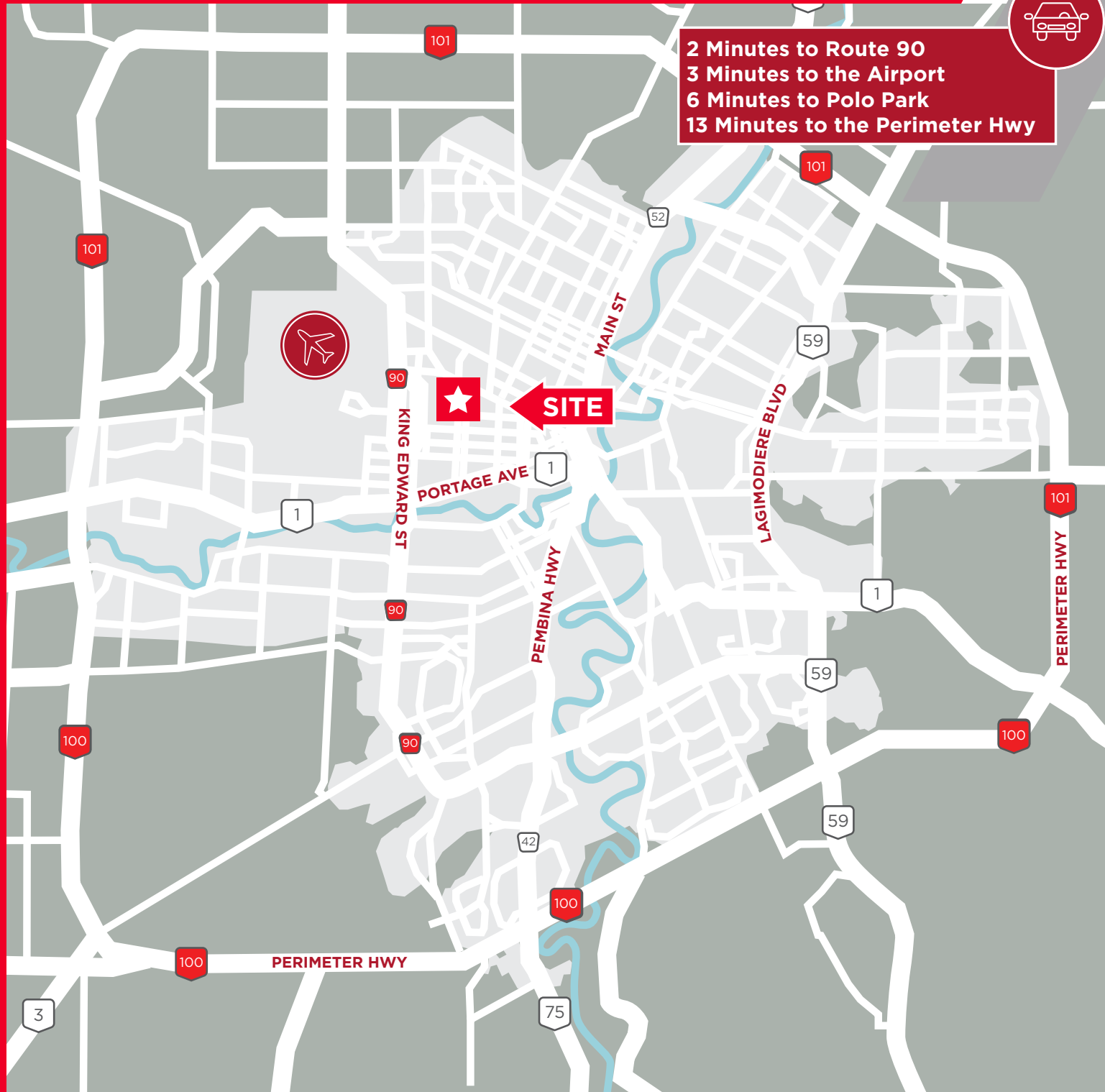
**CAM & Tax: \$5.17 psf Net (2023 est.)**



**CLICK HERE TO TAKE A VIRTUAL TOUR**

# 965 Sherwin Road

## AREA MAP



# 965 Sherwin Road

## AMENITIES



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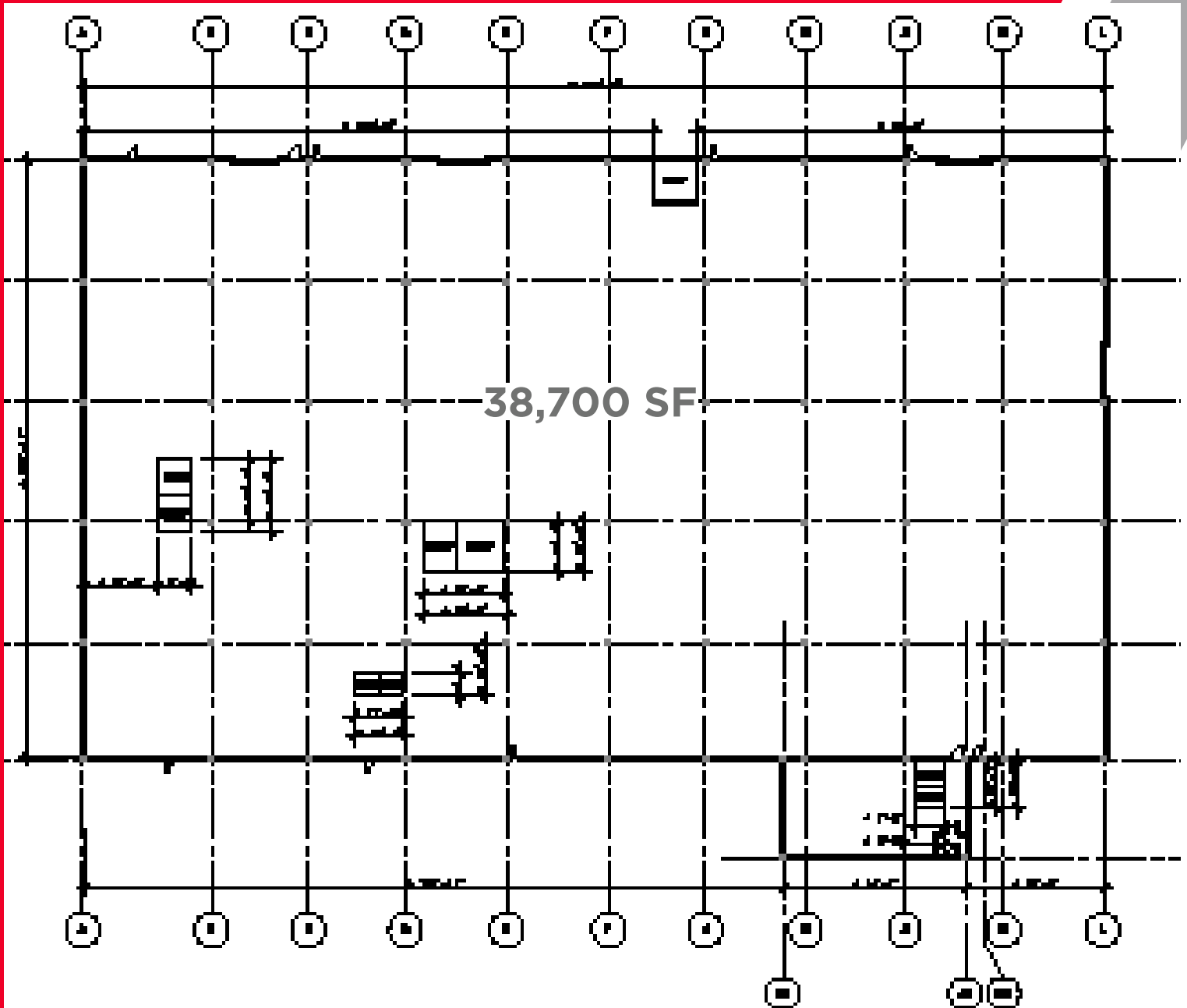
965 SHERWIN



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# 965 Sherwin Road

## 965 SHERWIN FLOOR PLAN







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