

**FOR LEASE**

# Unit B 1865 Burrows Avenue

## Industrial Space For Lease

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 **CUSHMAN &  
WAKEFIELD**  
Winnipeg

 **Stevenson**

FOR LEASE

# Unit B 1865 Burrows Ave



(+/-) 23,792 sf Available

## PROPERTY HIGHLIGHTS

- Located in the heart of Inkster Industrial Park on Burrows Avenue between Keewatin Street and Plymouth Street
- Compound space available
- Unit B is situated at the rear of the building and features:
  - **Fully sprinklered (ESFR)**
  - Office: 3 private offices and 2 washrooms
  - 1,140 sf of built out office space
  - 22,652 sf of warehouse space
  - 16'5" clear ceiling height
  - 2 Grade Doors (12'x12' and 8'x8') and 1 dock door (8'x10' with leveller)
  - 1200 amp 600 volt electrical service
  - Heavy power
- Zoned M2

**Lease Rate: \$7.95 psf Net**

**CAM & Tax: \$2.75 psf (2022 est.)**

FOR LEASE  
1865 Burrows Avenue



IMAGES



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1865 Burrows Avenue



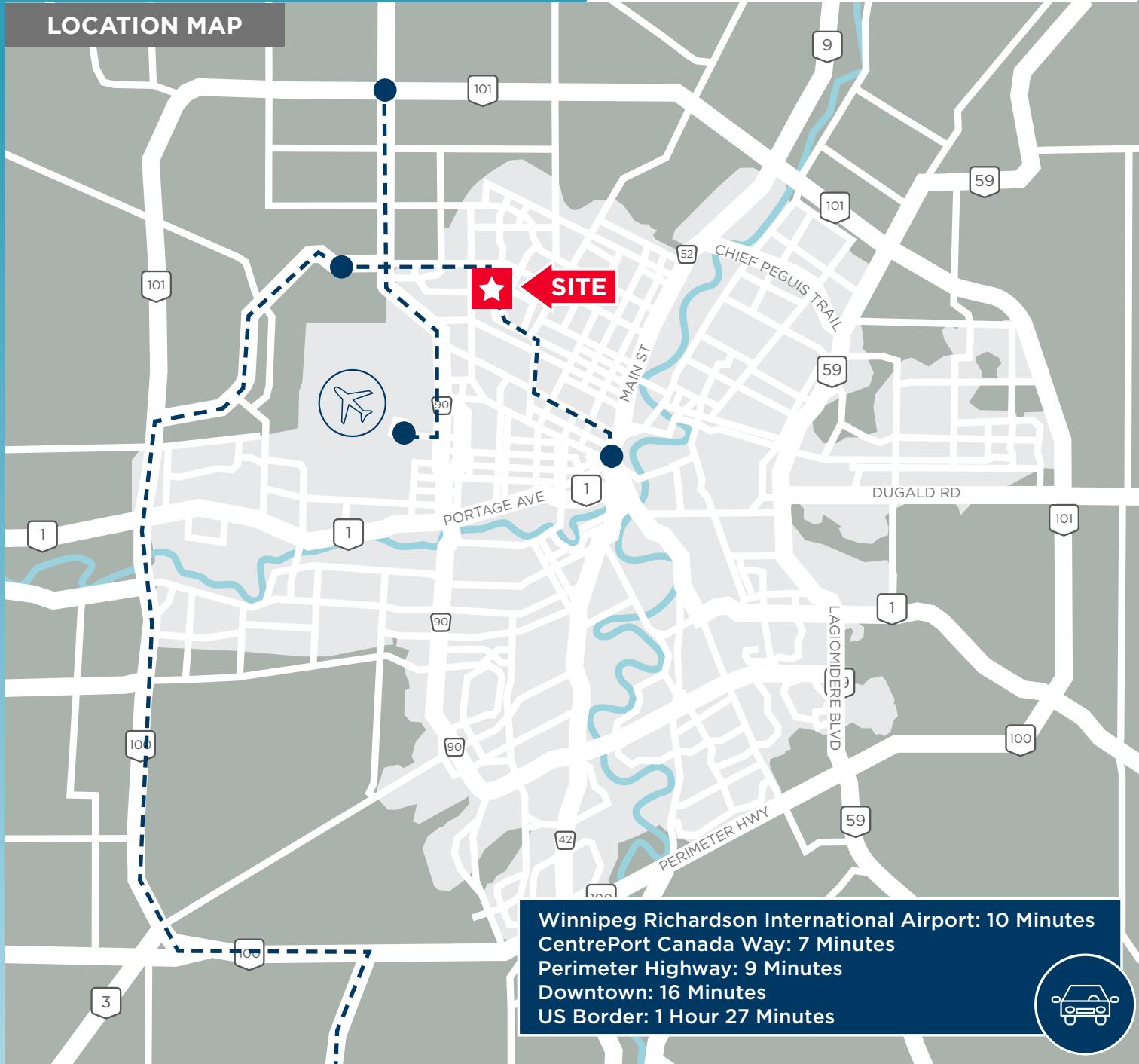
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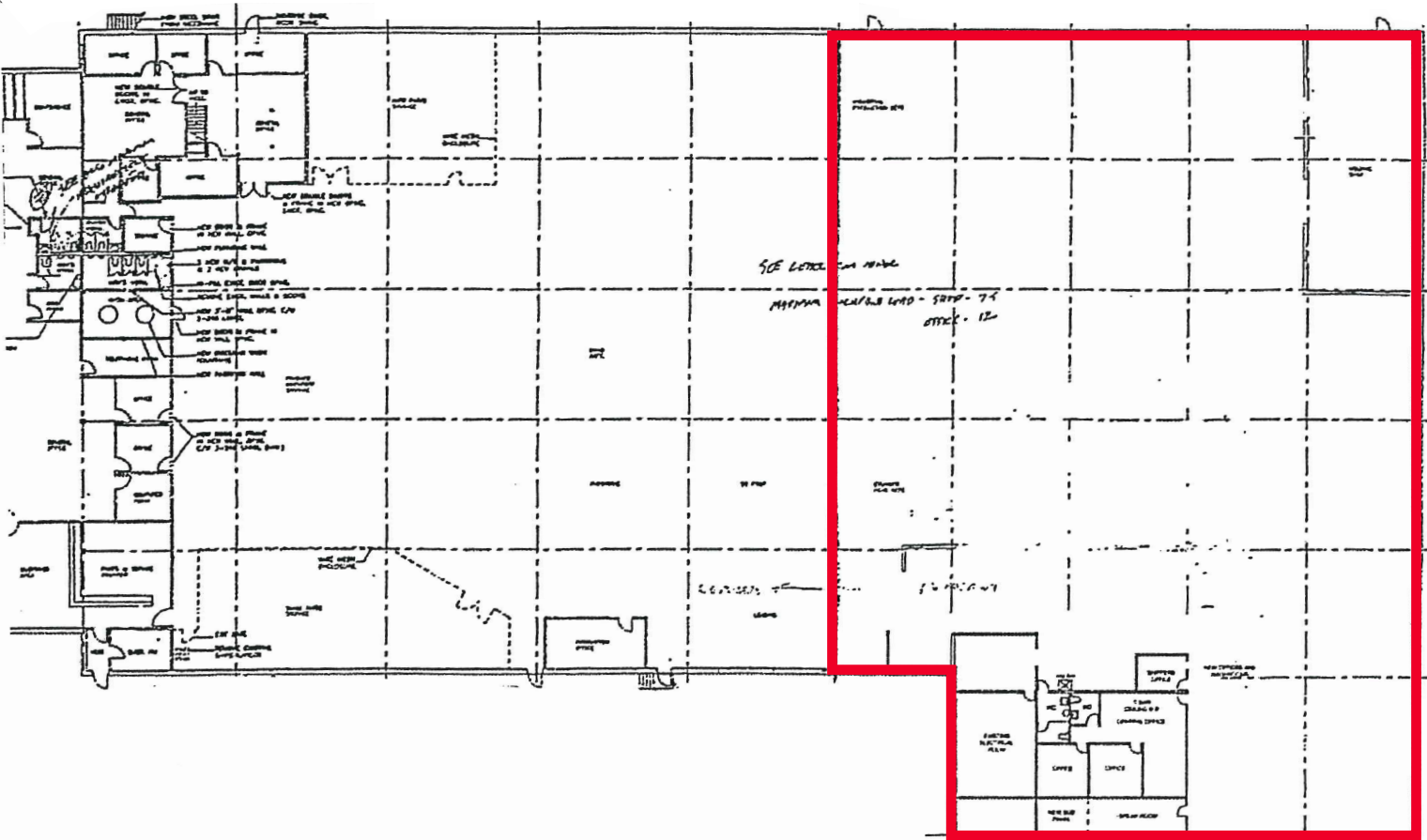


### LOCATION MAP



# FOR LEASE 1865 Burrows Avenue

## FLOOR PLAN



# FOR LEASE 1865 Burrows Avenue



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