

FOR LEASE

Unit B 1865 Burrows Avenue

Industrial Space For Lease

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 **CUSHMAN &
WAKEFIELD**
Winnipeg

 **Stevenson**

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Unit B 1865 Burrows Ave



**FREE RENT INCENTIVE WITH
A MINIMUM 5-YEAR CONTRACT**

(+/-) 23,792 sf Available

PROPERTY HIGHLIGHTS

- Located in the heart of Inkster Industrial Park on Burrows Avenue between Keewatin Street and Plymouth Street
- 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
 - Motion sensed LED lighting in the warehouse
 - 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
- Zoned M2

Lease Rate: \$7.95 psf Net

CAM & Tax: \$2.75 psf (2024 est.)

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IMAGES



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LOCATION MAP

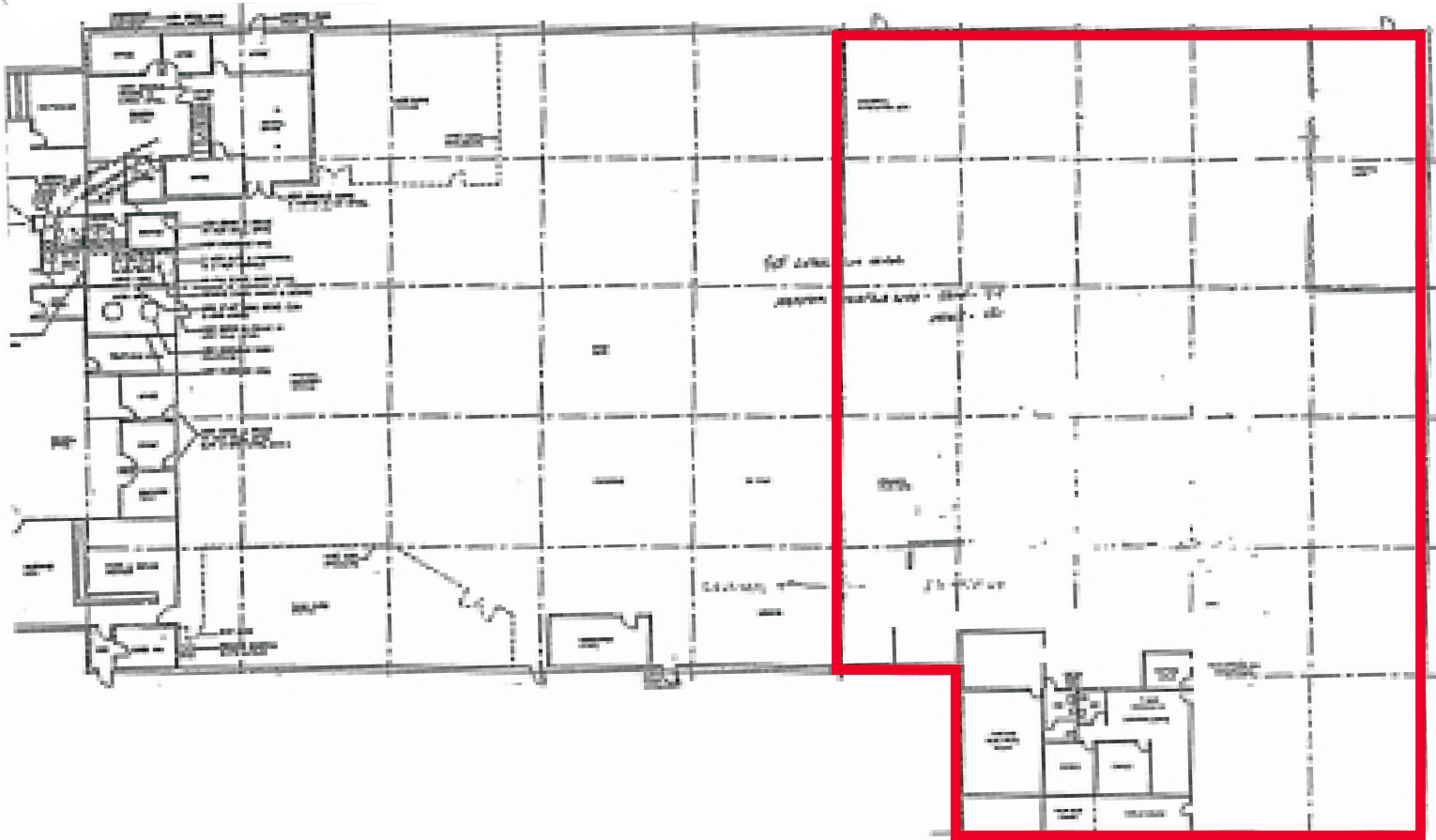


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FLOOR PLAN



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