

FOR LEASE

367 Poplar Avenue

Unit 12 - (+/-) 933 sf Available

Unit 13 - (+/-) 733 sf Available

PROPERTY HIGHLIGHTS

- Spacious and open warehouse providing ample storage or manufacturing space
- Shared grade and dock loading and access to freight elevator
- 60amp single phase service, currently being upgraded to 3 phase
- Zoned M1 - Allows for a variety of industrial and commercial uses

Lease Rate:

Unit 12: \$7.00 psf Net

Unit 13: \$8.00 psf Net

CAM & Tax: \$2.60 psf (2023 est.)

Utilities included

Colin Gratton Associate

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Chris Hourihan Associate Vice President

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For Lease

367 Poplar Avenue



UNIT 13



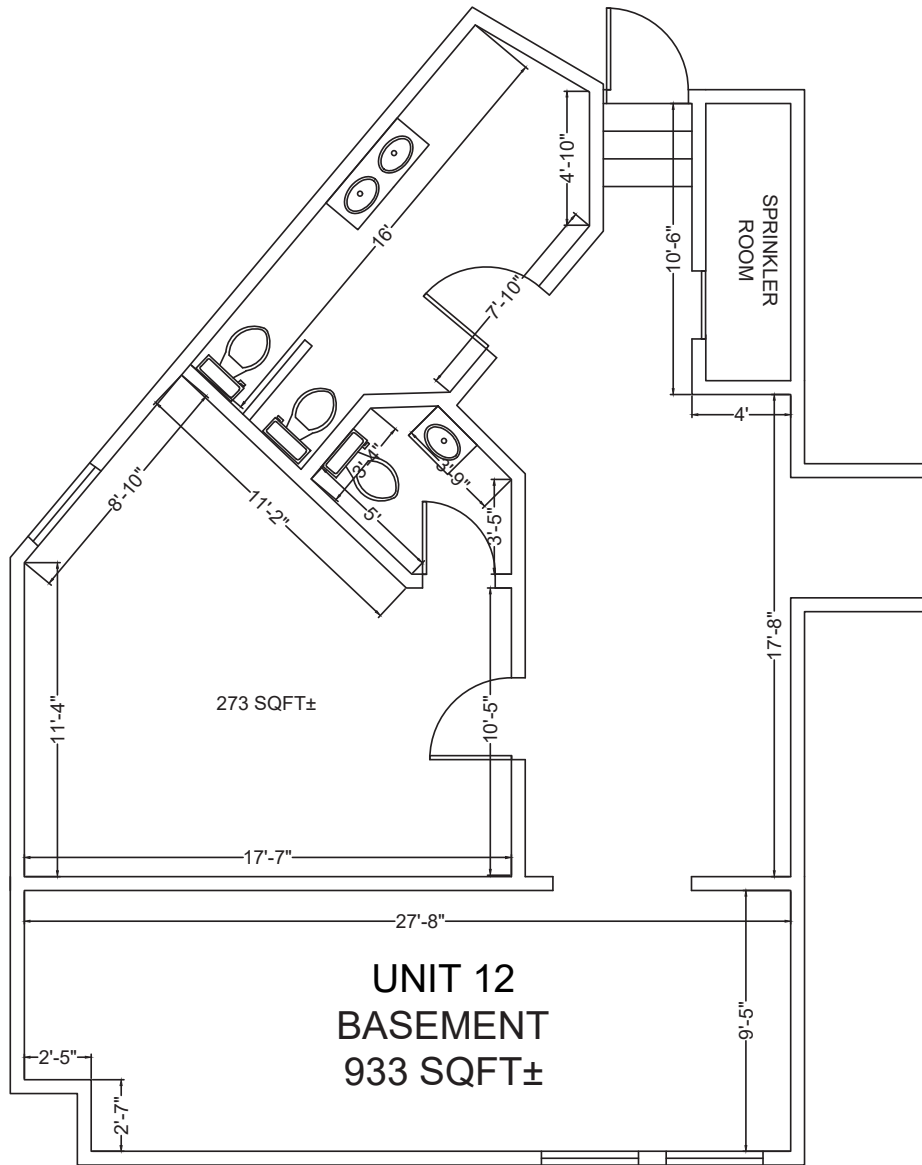
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UNIT 12

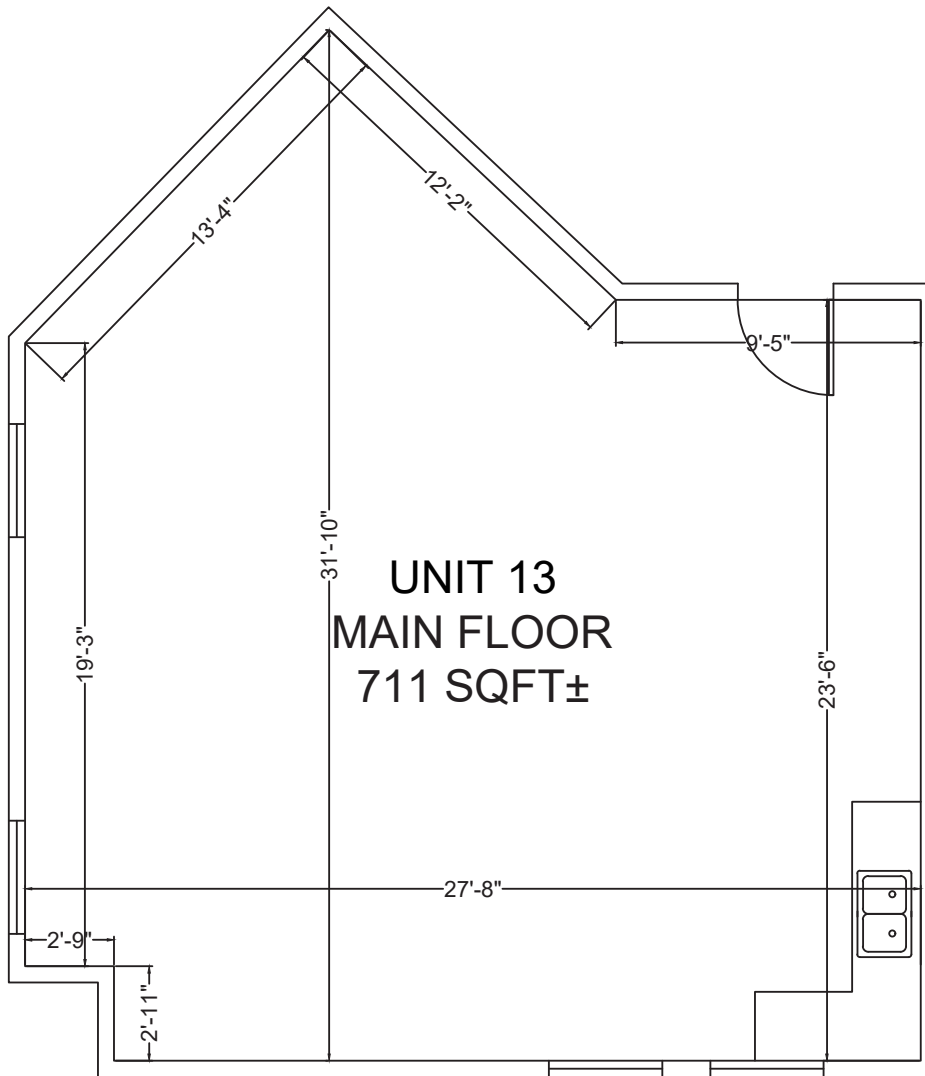


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367 Poplar Avenue

UNIT 13

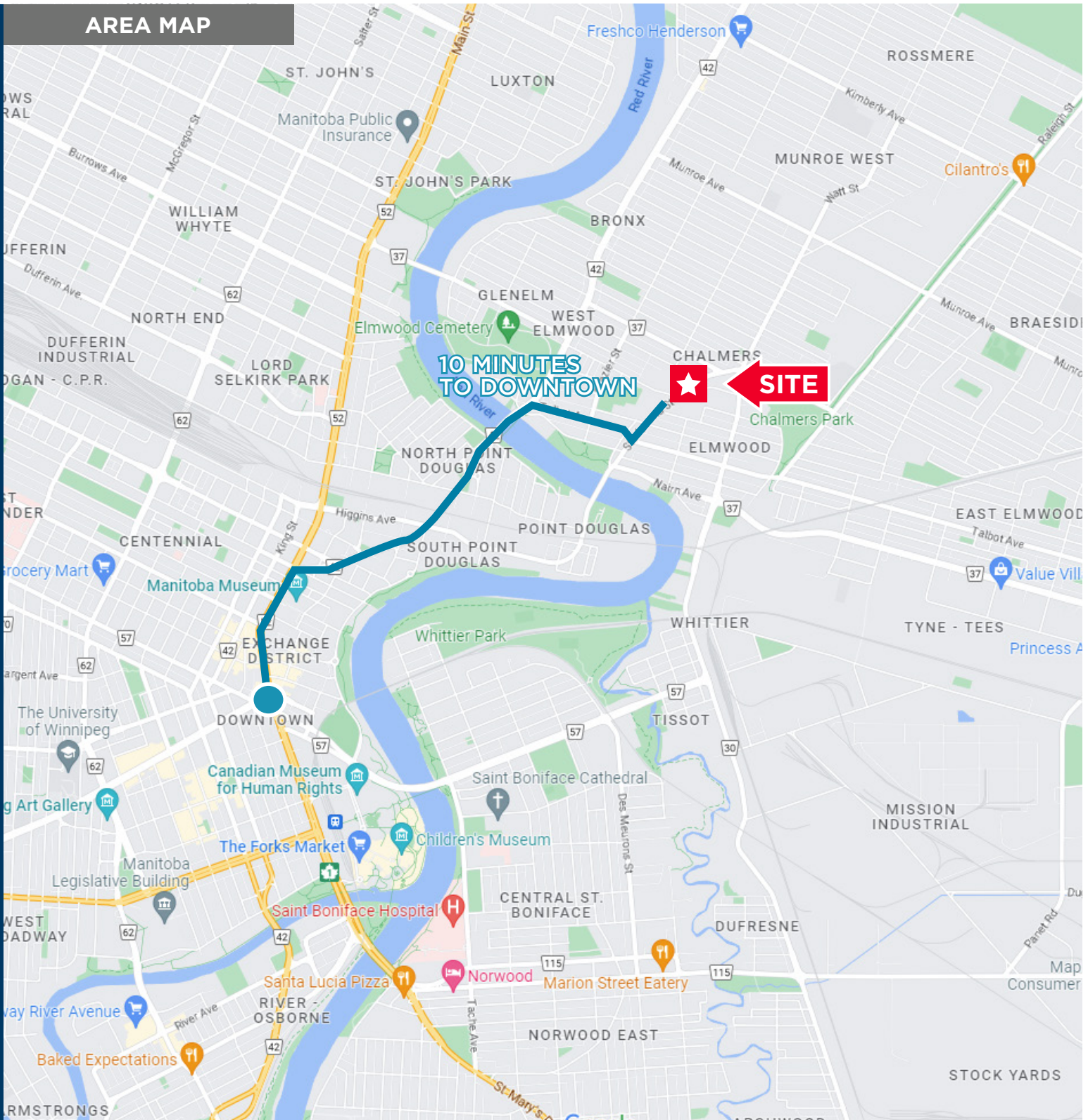


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AREA MAP



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**CUSHMAN &
WAKEFIELD**
Winnipeg



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