

# FOR LEASE

Warehouse/Office Located in the Inkster Industrial Park

1700 Church Avenue, Winnipeg, Manitoba



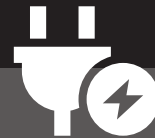
**CLOSE TO  
TRANSPORTATION  
ROUTES**



**M2  
ZONING**



**GRADE & DOCK  
LOADING**



**HEAVY  
POWER**



**ON SITE  
PARKING**

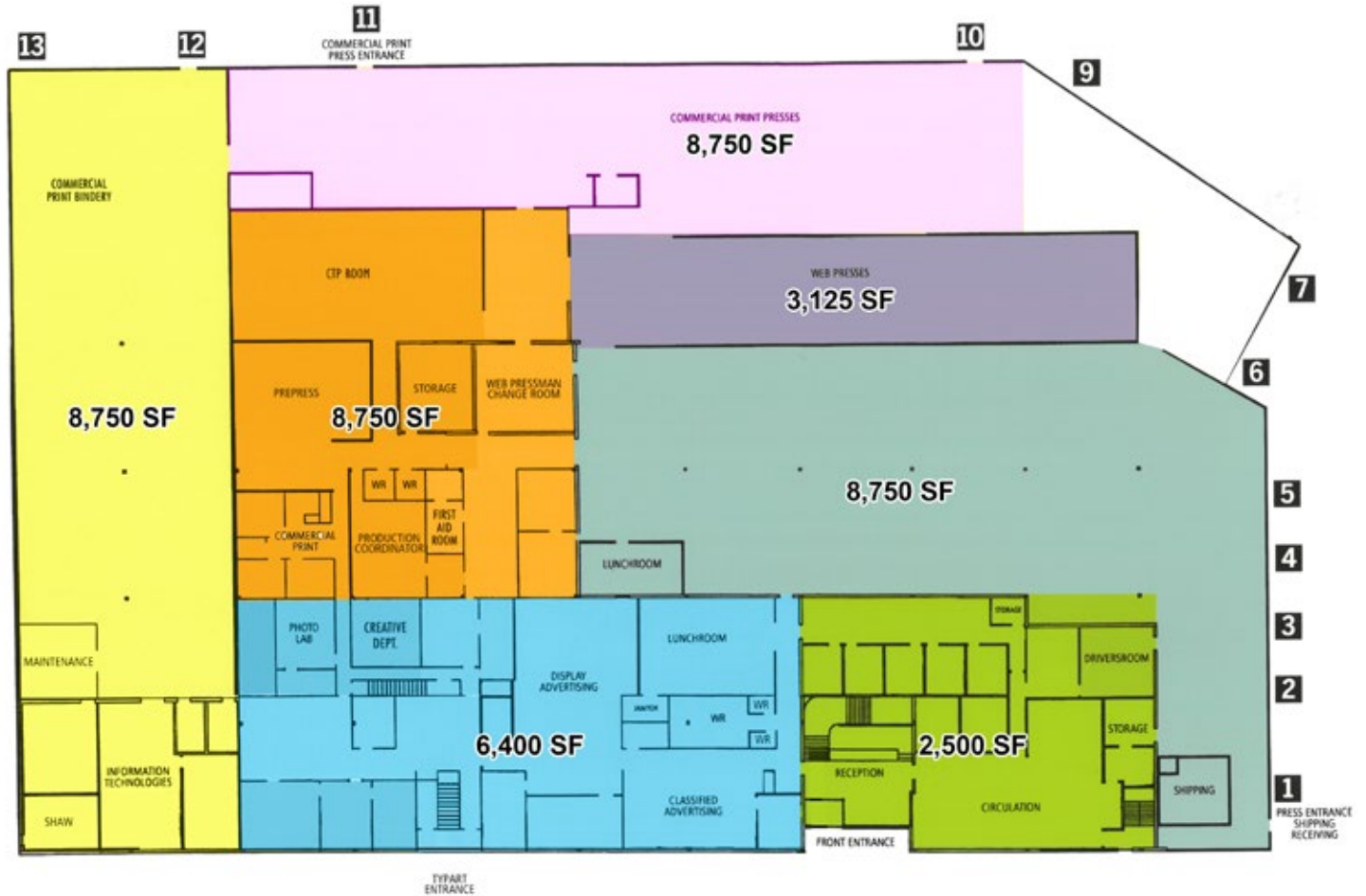
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## MAIN FLOOR PLAN



## SECOND FLOOR PLAN



204.474.2000

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## PROPERTY SUMMARY

Available	10,000 to 35,000 SF
Land Area	2.7 acres
Lease Rate	Contact Agent
Additional Rent* (est.)	\$3.90/SF
Zoning	M2 - Manufacturing General
Year Built	1975
Ceiling Height	20' 8" to underside of joists
Loading	Grade & Dock Level Doors

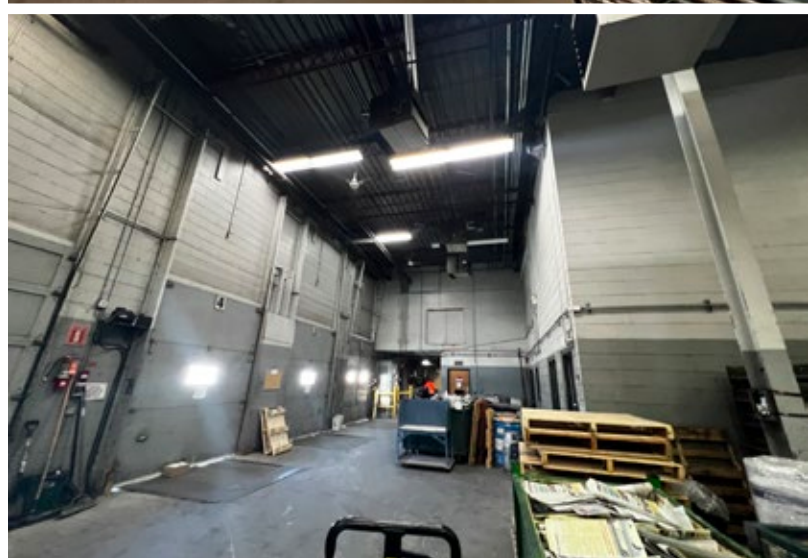
\*5% management fee on gross rent

## FEATURES

- Various configurations available.
- Ample on-site parking.
- **Heavy Power: 1200A 347/600V 3 Phase.**
- Excellent frontage on Church Avenue.
- Suitable for manufacturing, warehouse, small contractors uses.
- Professionally managed building.
- Close to shopping, restaurant and service amenities.

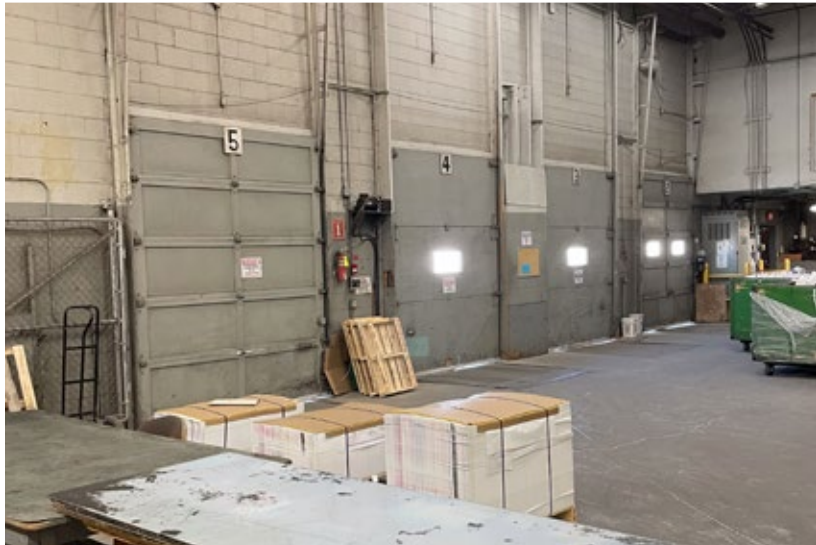
## LOCATION

- Located in the Inkster Industrial Park, at the intersection of Church Avenue & Hutchings Street.
- Close proximity to major transportation routes.
- Located within a 10 minute drive to James Armstrong Richardson International Airport and CentrePort Canada.
- Multiple transit stops in close proximity.



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## DRIVE TIMES FROM 1700 CHURCH AVENUE



### Route from Subject Lands

### Distance (km.)

### Drive Time

<b>1</b>	North Perimeter Highway (Hwy 100) & Rte 90	8.1	9 min
<b>2</b>	East Perimeter Highway (Hwy 100) & Trans-Canada Highway East (Hwy 1)	32	30 min
<b>3</b>	South Perimeter Highway (Hwy 100) & Hwy 75	24	34 min
<b>4</b>	West Perimeter Highway (Hwy 100) & Trans-Canada Highway West (Hwy 1)	16.2	16 min
<b>5</b>	Winnipeg Richardson International Airport	7.2	13 min
<b>6</b>	Downtown (Portage Ave & Main St)	7.8	15 min
<b>7</b>	Lagimodiere Boulevard (Hwy 59) & Regent Avenue West	11.5	20 min
	U.S. Border Crossing via Hwy 75	119	1 hr 33 min
	U.S. Border Crossing via Hwy 59	132	1 hr 43 min
	Brandon, Manitoba	216	2 hr 20 min

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FOR MORE INFORMATION, PLEASE CONTACT:

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*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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