

FOR LEASE

1036 Waverley Street

WINNIPEG, MB



~ Warehouse/Showroom Space with Waverley Exposure ~



11,250 SQ. FT. UNIT WITH BUILT OUT OFFICE AND HALF ACRE COMPOUND

1036 Waverley Street

Property Details

AREA AVAILABLE (+/-)	11,250 sq. ft.
BASIC RENT	\$12.50 per sq. ft. net
ADDITIONAL RENT (Est. 2024)	\$2.86 per sq. ft.
ZONING	M2 - General Manufacturing
CLEAR CEILING HEIGHT	16' 6"
ELECTRICAL SERVICE	600 amps at 347/600 Volts, 3 Phase power

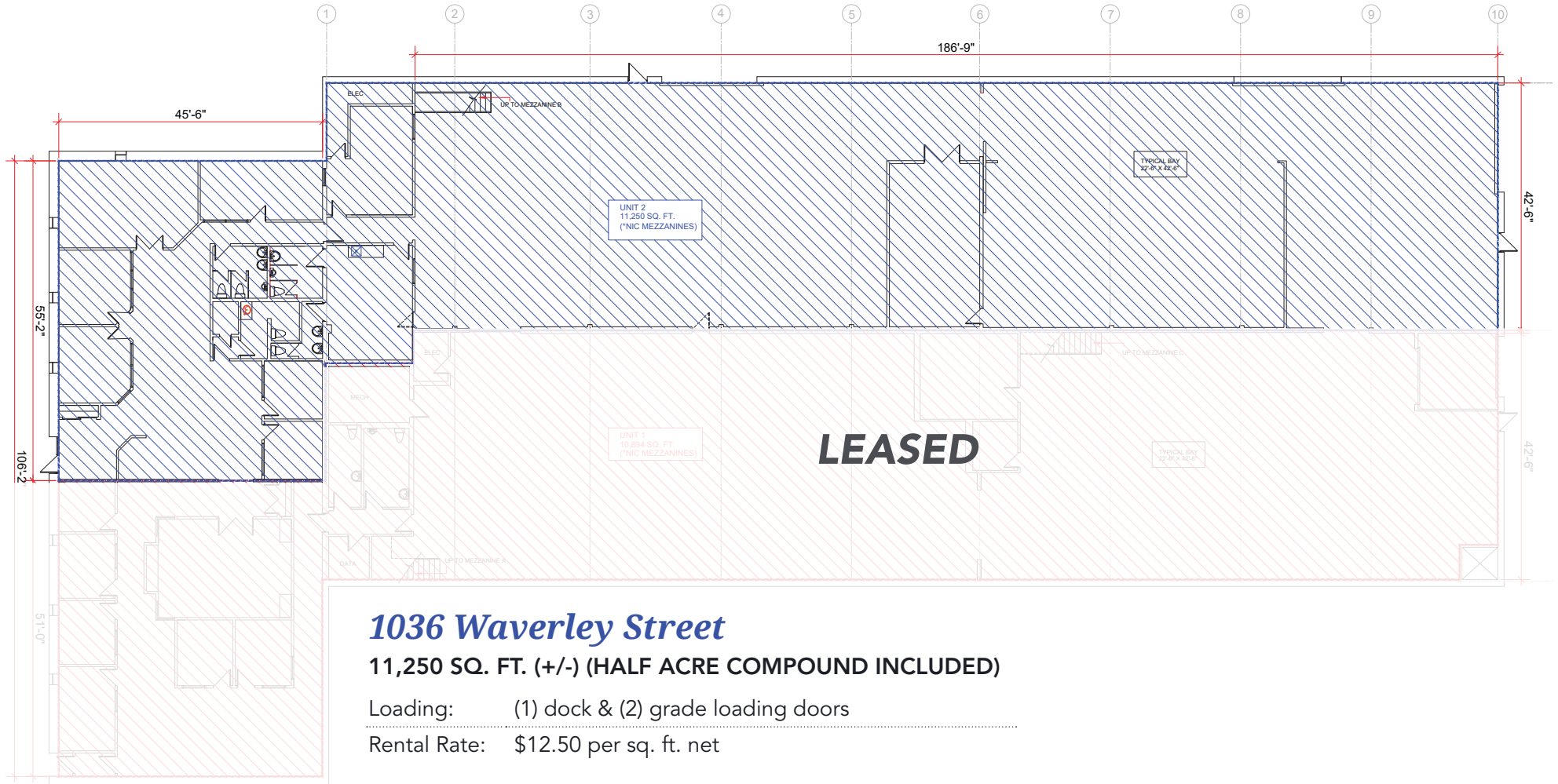
Property Highlights

- 6 office spaces
- 10 parking stalls available
- 0.5 acres of fenced compound space included
- Frontage with exposure on Waverley Street
- Refreshed shell warehouse with upgraded LED lighting



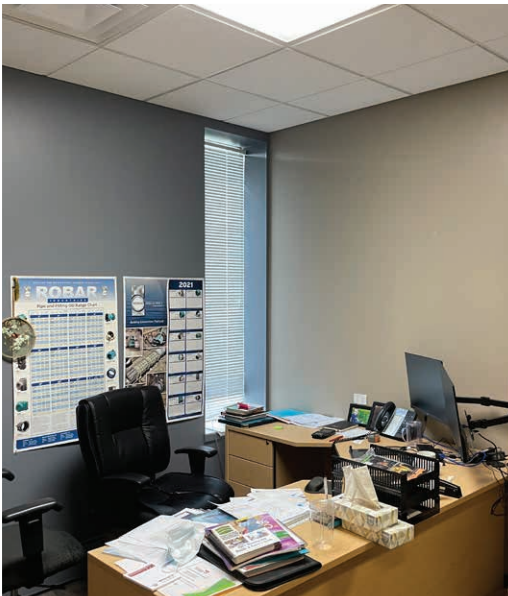
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Floor Plan



1036 Waverley Street

Warehouse and Office Photographs



1036 Waverley Street

Exterior Compound Photographs





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