

FOR LEASE

630 Kernaghan Avenue

WINNIPEG, MB

~ High-Quality Warehouse Space in Northeast Winnipeg ~



COMMERCIAL REAL ESTATE
SERVICES INC.



CONTACT

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*Services provided by Trevor Clay
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Gary Goodman

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Property Details

LAND AREA (+/-)	20.18 acres	ZONING	M2 - Manufacturing
BUILDING AREA (+/-)	460,000 sq. ft.	AREA AVAILABLE (+/-)	19,853 sq. ft.



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Warehouse Space

SPACE DETAILS

AREA AVAILABLE (+/-)	19,853 sq. ft.
NET RENTAL RATE	\$9.25 per sq. ft.
ADDITIONAL RENT	\$4.00 per sq. ft.
LOADING	(1) Dock level; (2) grade level loading doors
COLUMN SPACING	32' ft. x 32' ft.
CEILING HEIGHT	24' ft.
ELECTRICAL	600 Amp, 600 Volt, 3 Phase
AVAILABILITY	June 1, 2024

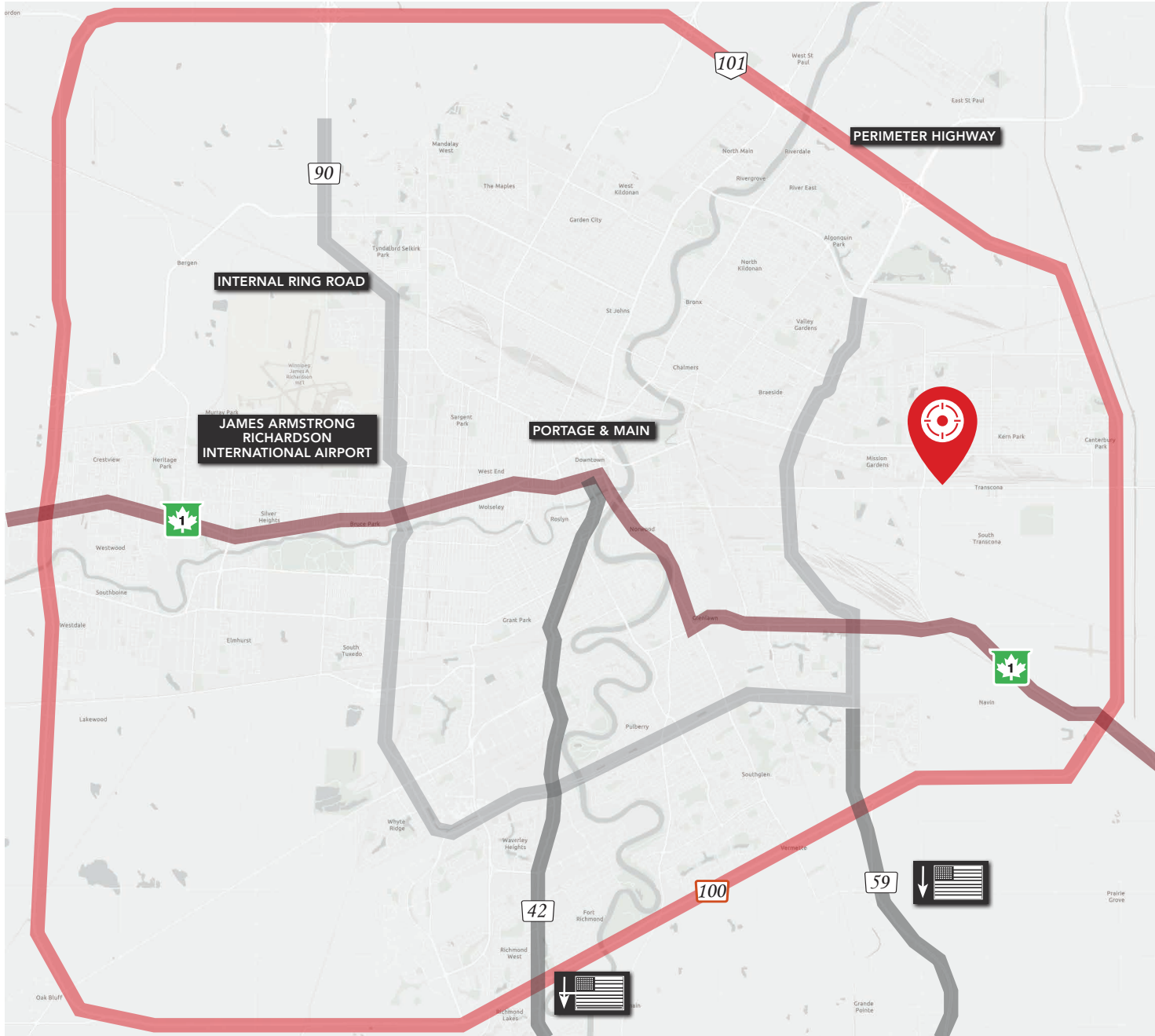
COMMENTS

- Office area totals 500 sq. ft. with washrooms
- Additional compound space available
- Fully sprinklered
- On-site maintenance staff
- Utilities included in Additional Rent

FLOOR PLAN





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DRIVE TIME ANALYSIS


JAMES ARMSTRONG RICHARDSON
INTERNATIONAL AIRPORT

 **17 km | 30 minutes**

 **PORTAGE & MAIN**
10 km | 18 minutes

 **CANADA / U.S. BORDER**
114 km | 1 hour 24 minutes

 **MANITOBA / ONTARIO BORDER**
151 km | 1 hour 30 minutes

 **MANITOBA / SASKATCHEWAN BORDER**
365 km | 3 hours 40 minutes

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Aerial Overview



MISSION IND.

VersaCold **Dufresne**

NELSON RIVER CONSTRUCTION **LAFARGE**

BRENTAG **ROOFMART**

CROSSROADS STATION SC

DUGALD IND.

TERRACON BUS. PK.

ST. BONIFACE IND. PK.

REGENT AVENUE WEST

kildonan place

LAGIMODIERE BOULEVARD

DUGALD ROAD



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