

# Manufacturing space for Lease



## 1425 Whyte Avenue / Winnipeg, MB

### Manufacturing Space For Lease

**Total Size:** 16,000 SF to 48,000 SF  
*(of manufacturing space available)*

Up to 10,000 SF  
*(of office area available)*

**Zoning:** M2

**Location Description:** Convenient West End location just North of Logan Avenue near McPhillips Street

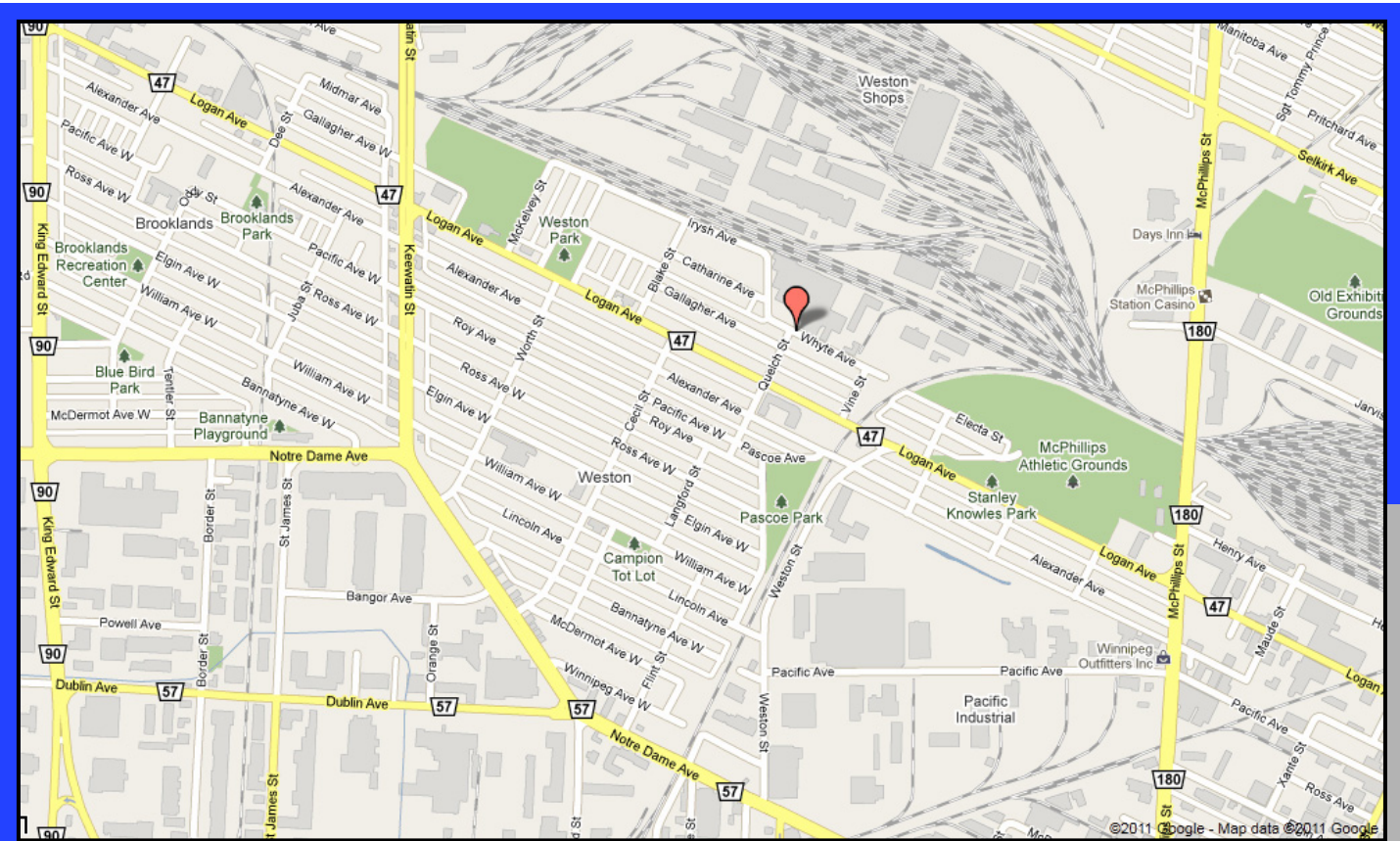
**Basic Rent:** \$4.95 per SF per annum

**Additional Rent:** \$3.25 per SF per annum *(includes hydro, gas & water)*

### Property Description:

- Large compound area.
- Dock loading with grade possible.
- High power.
- 28' to 32' ceiling height.
- Rail spur available.
- Large parking lot.





For more information, please contact:

**Mark Thiessen**

**Phone:** (204) 957-0500

**Fax:** (204) 452-4359

**Email:** markthiessen@remax.net

**Dave Bergman**

**Phone:** (204) 957-0500

**Fax:** (204) 452-4359

**Email:** davidbergman@remax.net

[www.thecommercialteam.ca](http://www.thecommercialteam.ca)

The Commercial Team is a division of RE/MAX Professionals.

The information contained herein has been provided to RE/MAX Professionals by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an offer and to provide for sufficient due diligence in an offer. The information contained herein may change from time to time without notice. The property may be withdrawn from the market at any time without notice.

