

WAREHOUSE/OFFICE SPACE FOR LEASE



# 1470 WILLSON PLACE

WINNIPEG, MB



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*Services provided by Eric. A. Ott Personal Real Estate Corporation*

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# PROPERTY DETAILS

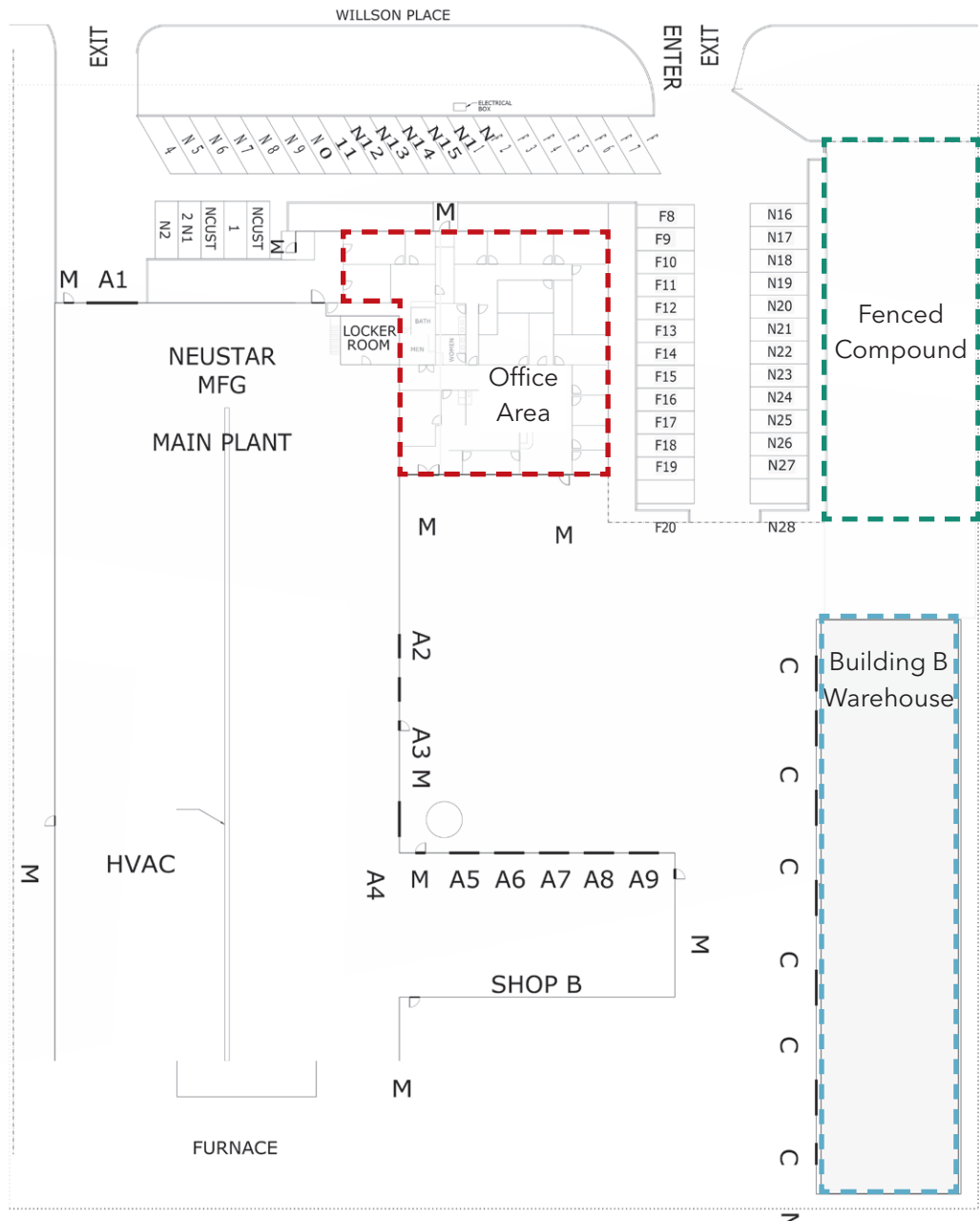
|                               |                                |
|-------------------------------|--------------------------------|
| <b>BUILDING AREA (+/-)</b>    | 14,627 sq. ft.                 |
| <b>AREA AVAILABLE (+/-)</b>   | Office: 4,522 sq. ft.          |
|                               | Warehouse: 10,105 sq. ft.      |
|                               | Total: 14,627 sq. ft.          |
| <b>BASIC RENT</b>             | Office: \$19.95 per sq. ft.    |
|                               | Warehouse: \$12.95 per sq. ft. |
| <b>ADDITIONAL RENT (2026)</b> | Office: \$7.40 per sq. ft.     |
|                               | Warehouse: \$5.66 per sq. ft.  |
| <b>ZONING</b>                 | M2                             |
| <b>CEILING HEIGHT (+/-)</b>   | 18' - 21'                      |
| <b>LOADING</b>                | (6) grade loading doors        |
| <b>ELECTRICAL</b>             | 400 AMP, 600 Volt, 3 Phase     |

## PROPERTY HIGHLIGHTS

- Well-situated in the Fort Garry Industrial Park, surrounded by various amenities in the southwest quadrant of Winnipeg
- Open warehouse/shop space with nearby built-out office unit, and compound available
- Easy access to major transportation routes
- Office unit available for lease separately

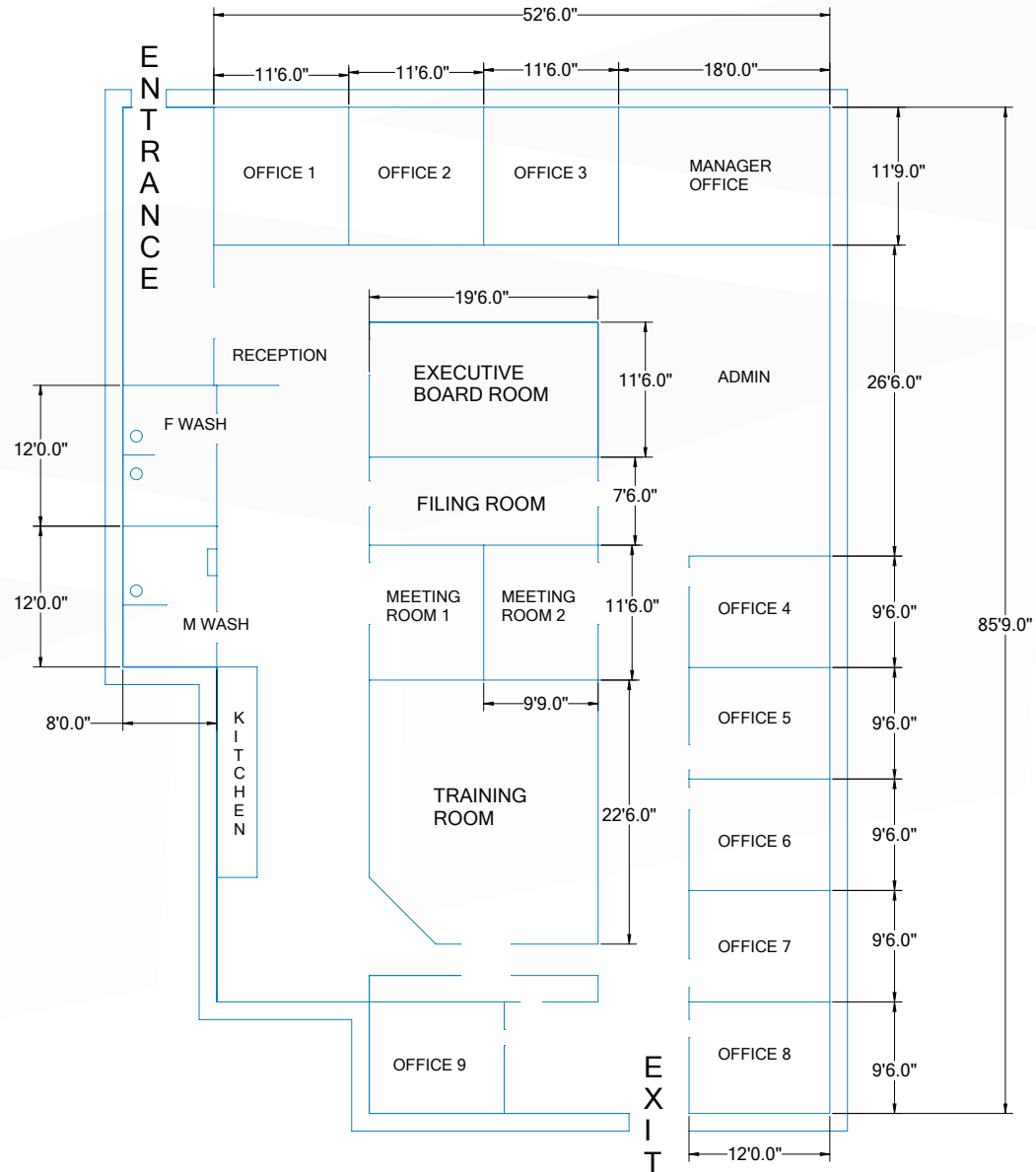


# SITE PLAN



# FLOOR PLAN

## OFFICE AREA



# INTERIOR PHOTOGRAPHS

## OFFICE AREA



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# INTERIOR PHOTOGRAPHS

## WAREHOUSE AREA



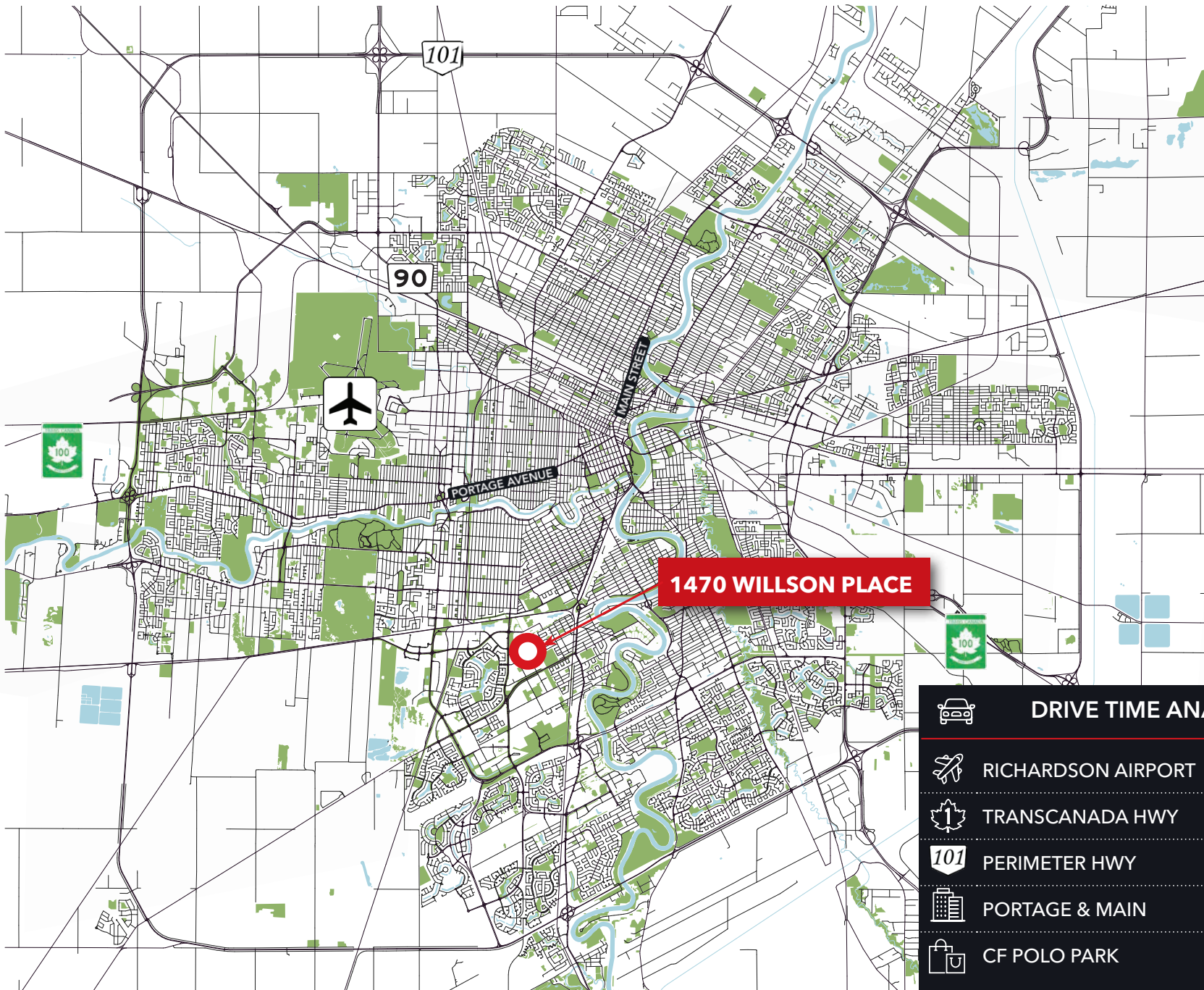
# EXTERIOR PHOTOGRAPHS









# RETAIL OVERVIEW



# LOCATION OVERVIEW



**1470 WILLSON PLACE**

|  | DRIVE TIME ANALYSIS |                   |
|---|---------------------|-------------------|
|  | RICHARDSON AIRPORT  | 17 min. / 10.1 km |
|  | TRANSCANADA HWY     | 12 min. / 6.6 km  |
|  | PERIMETER HWY       | 15 min. / 8.8 km  |
|  | PORTAGE & MAIN      | 15 min. / 8.2 km  |
|  | CF POLO PARK        | 15 min. / 8.2 km  |

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## Contact

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