



Colliers

For Lease | 555 Hervo Street, Winnipeg MB

# Industrial spaces available **for lease**

This multi-tenanted industrial building is located on Hervo Street, close to major traffic on the south side of Chevrier Blvd in the Fort Gary Industrial District.

This 107,000 square foot building is offering  $\pm 31,363$  SF of warehouse space at 30' clear height with two 14' x 16' grade level doors and  $\pm 14,000$  SF warehouse at dock height with 16' to 22' clear height and 4 dock doors.

Lease Rate:

**\$8.95** PSF



Dock and  
grade loading



Access to  
major routes

**Jim Kulik**

Colliers International, Jim Kulik

Vice President

+1 204 926 3835


[jim.kulik@colliers.com](mailto:jim.kulik@colliers.com)

# Property Overview


	Warehouse at grade height	Warehouse at dock height	Total
<b>Size</b>	±31,363 SF	±14,000 SF	±45,363 SF
<b>Loading</b>	2 - 14' x 16' grade height	4 dock doors	
<b>Zoning</b>	M2 - Manufacturing General		
<b>Ceiling height</b>	30' clear	16' - 22' clear	
<b>Base rent</b>	\$8.95/SF		
<b>Additional rent</b>	\$2.65/SF operating costs + utilities		

- Features**
- Three distinct areas with large openings for easy access
  - CP/CN/BN rail access
  - Potential for additional office space


## Key Highlights



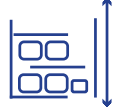
**Dock and grade loading**




**Access to major traffic routes**




**Zoned M2 - Manufacturing General**




**Up to 30' clear height**



**Rail access**

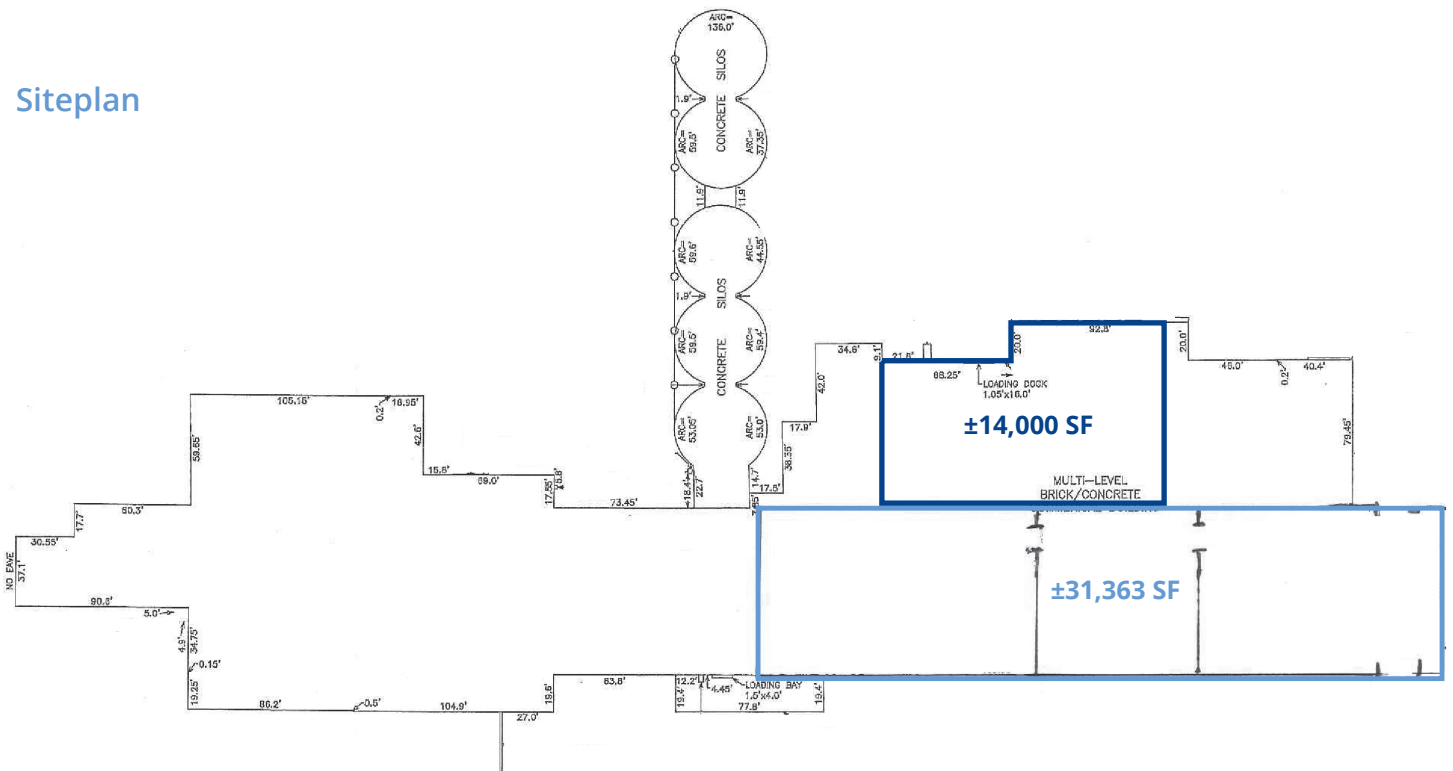


**Southwest Winnipeg location**



**Up to ±45,363 SF available**

## Siteplan





**555 Hervo Street, Winnipeg MB**

**Jim Kulik**

Colliers International, Jim Kulik

Vice President

+1 204 926 3835

[jim.kulik@colliers.com](mailto:jim.kulik@colliers.com)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Copyright © 2025 **Colliers International**.