OFFICE/WAREHOUSE SPACE FOR LEASE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

1336 CLIFTON STREET

WINNIPEG, MB

GARY GOODMAN, Vice President, Sales & Leading
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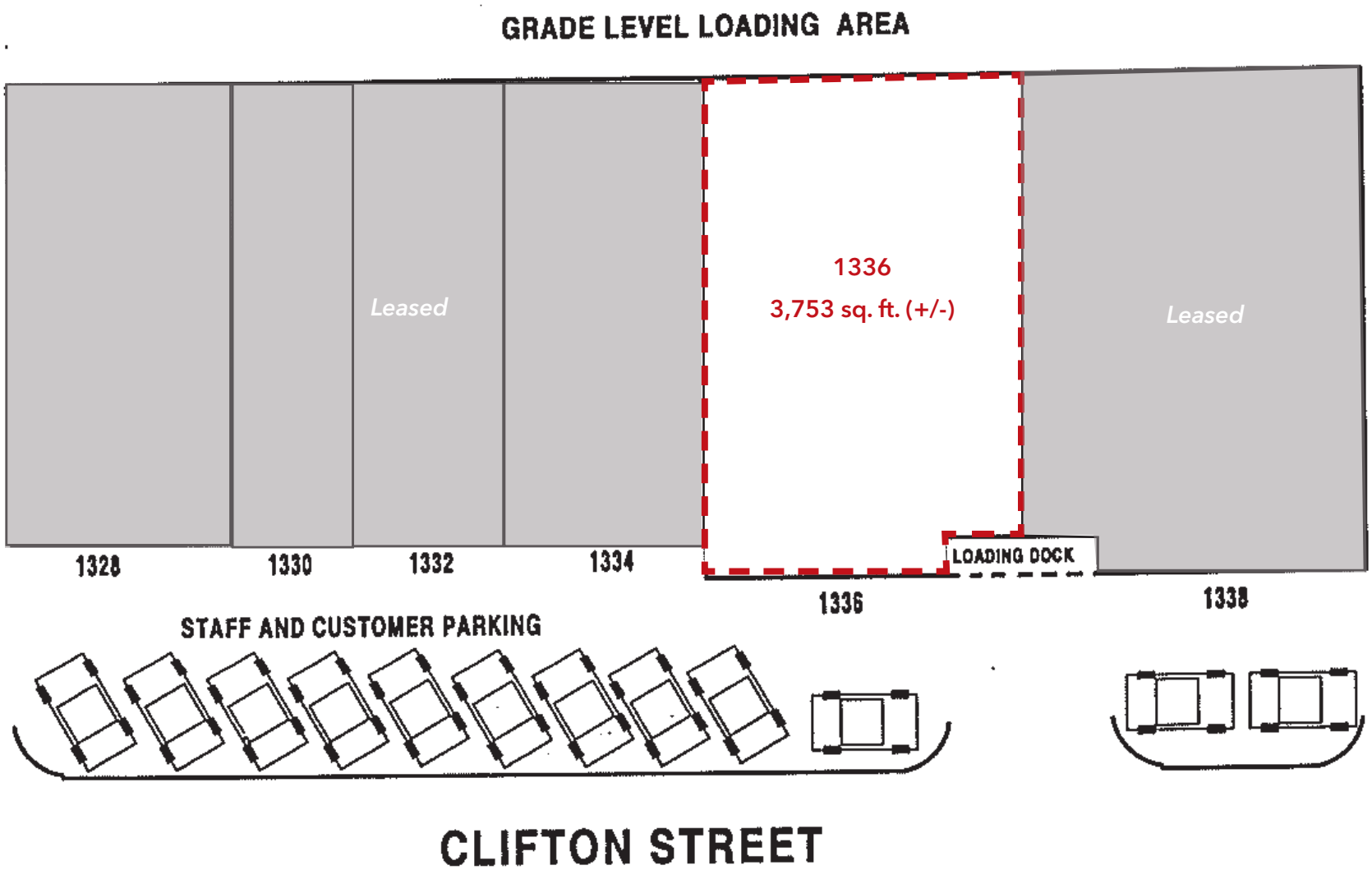
PROPERTY DETAILS

AREA AVAILABLE (+/-)	3,753 sq. ft.
NET RENTAL RATE	$10.95 per sq. ft.
ADDITIONAL RENT	$4.75 per sq. ft. *plus 4% mgmt. fee of gross rent*
ZONING	M2 - Manufacturing - General
CEILING HEIGHT (+/-)	15′
LOADING	2 dock level doors
AVAILABILITY	July 1, 2026 or sooner

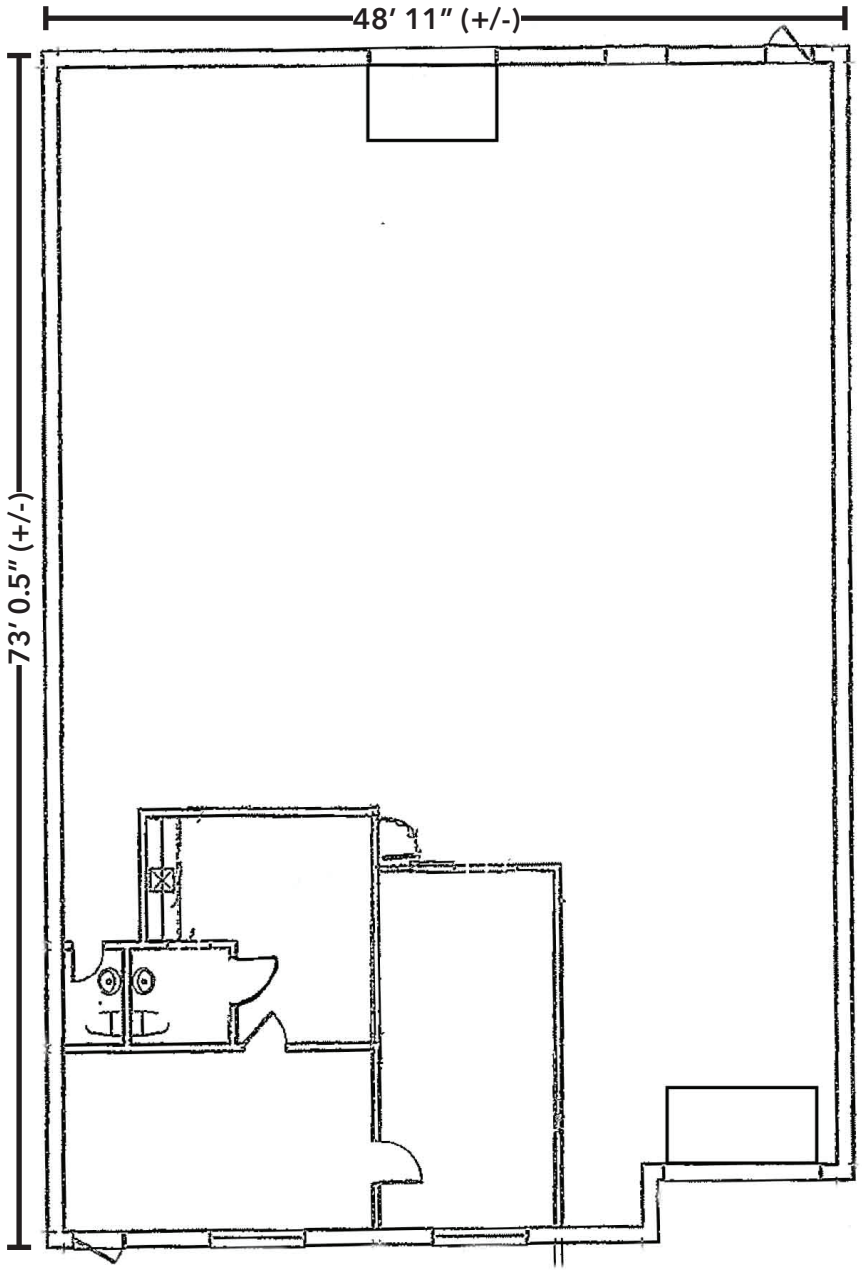
PROPERTY HIGHLIGHTS

- Front dock level door is suitable for 5-ton truck loading, rear dock level door is suitable for 1-ton trucks & vans
- Modern office layout
- Property includes 2 washrooms
- Easy access to major transportation routes

SITE PLAN

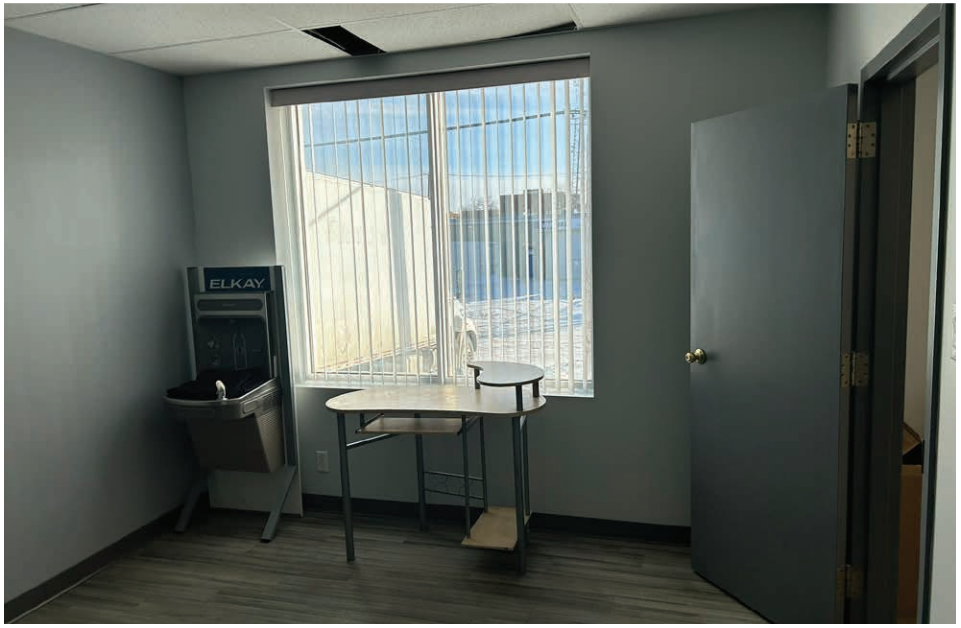

GRADE LEVEL LOADING AREA
Leased
1336
3,753 sq. ft. (+/-)
Leased
LOADING DOCK
1328
1330
1332
1334
1336
1338
STAFF AND CUSTOMER PARKING
CLIFTON STREET

FLOOR PLAN



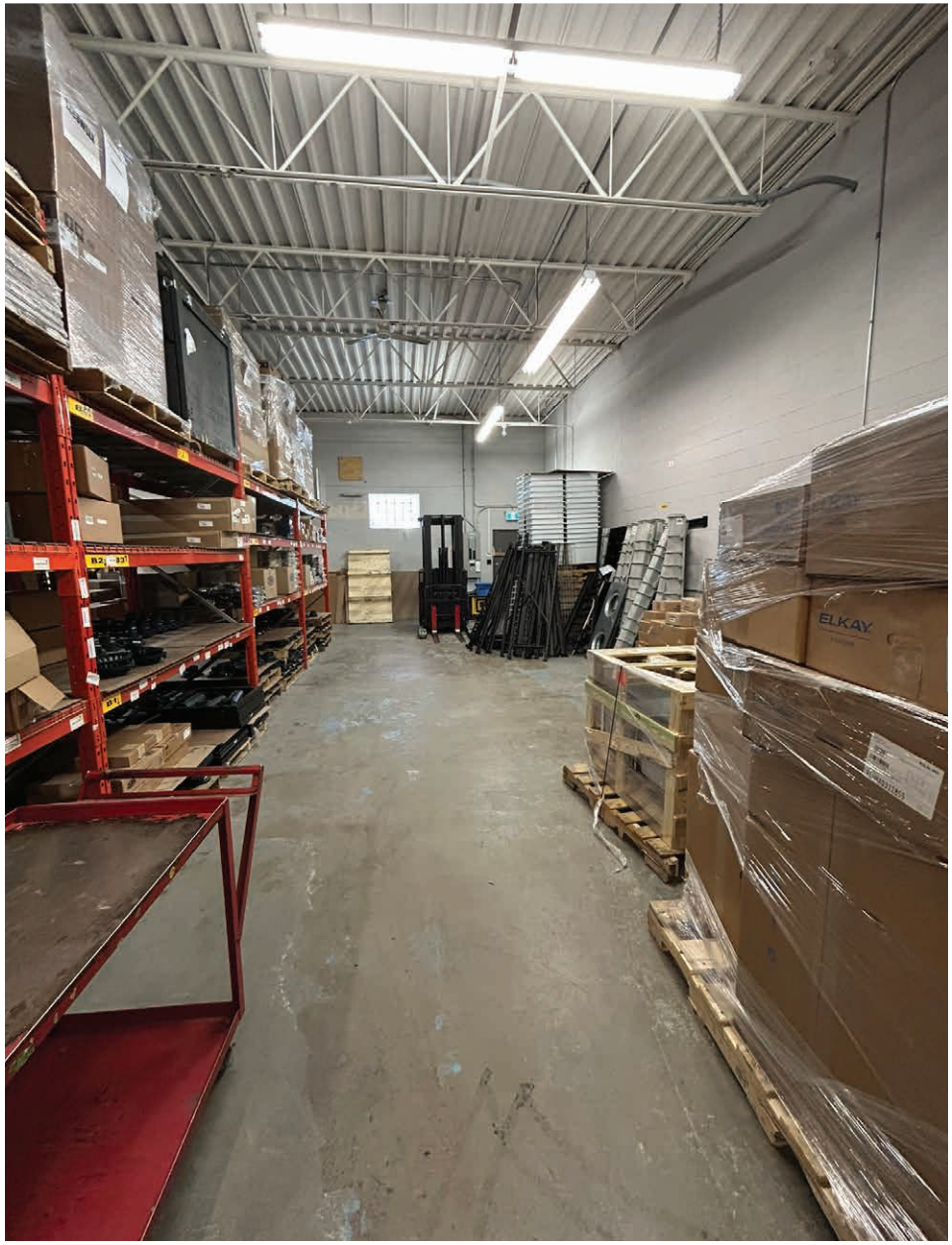
INTERIOR PHOTOGRAPHS

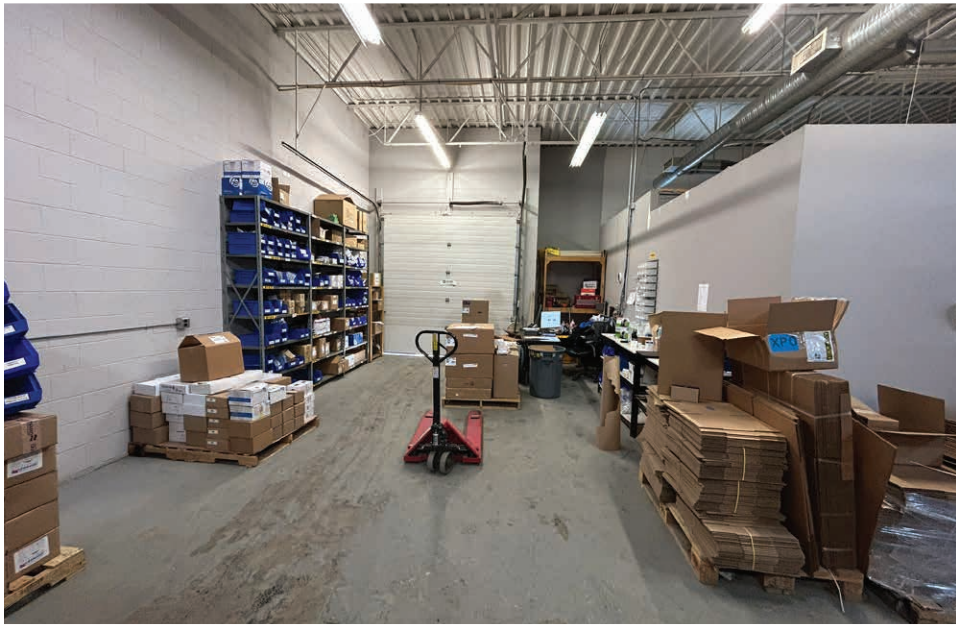
OFFICE

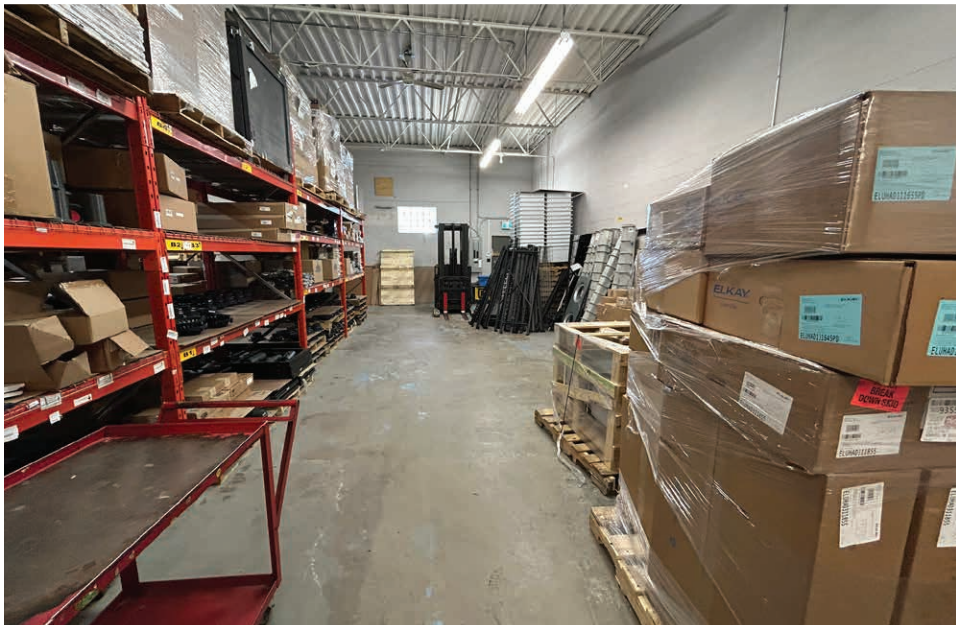


INTERIOR PHOTOGRAPHS

WAREHOUSE

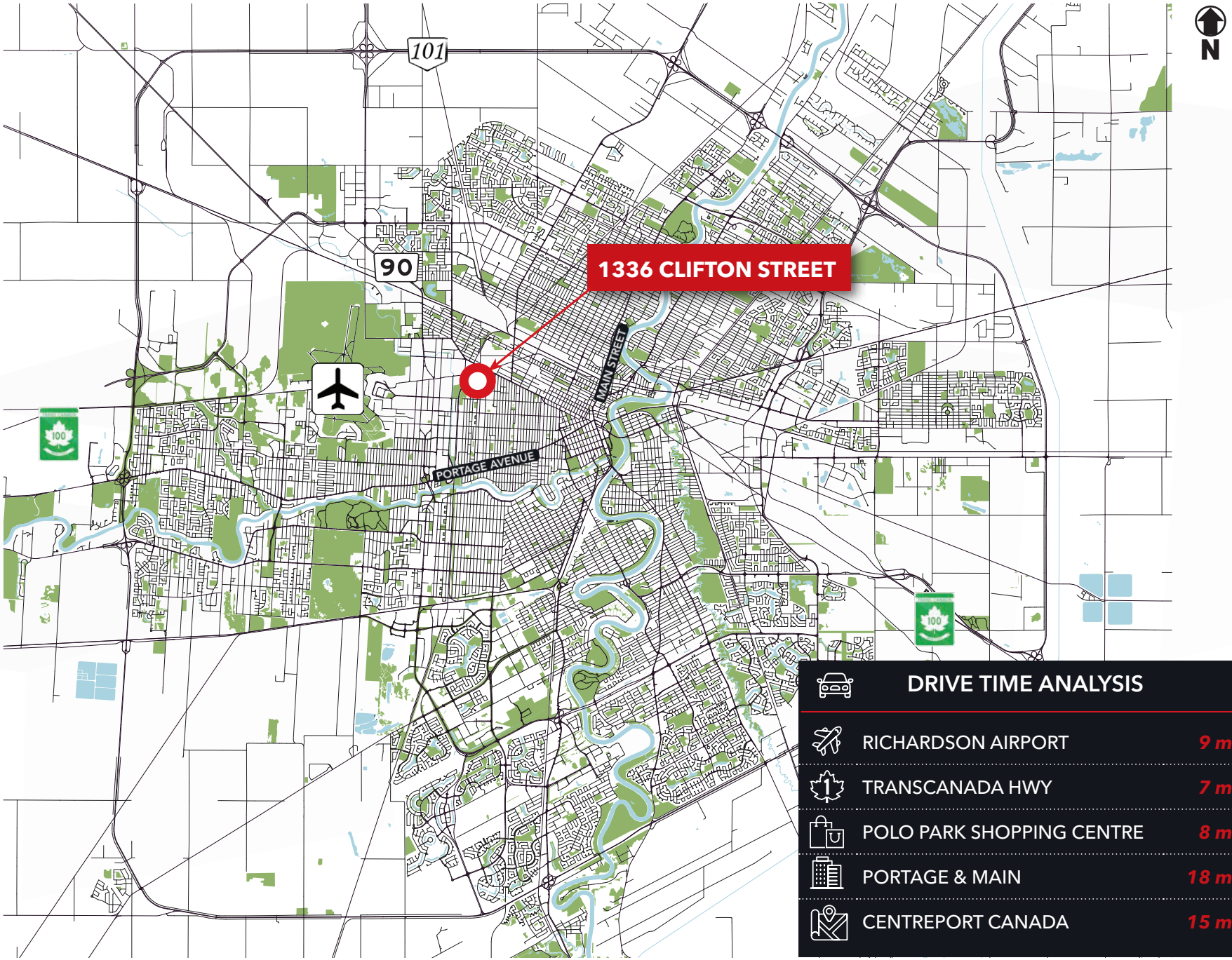






PERIMETER HIGHWAY
CENTREPORT CANADA
CN RAIL LINE
CP RAIL LINE
CP RAIL LINE
NORTH INKSTER IND.
BROOKPORT BUS. PK
BROOKSIDE BUS. PK.
INKSBROOK IND. PK.
NORTHWEST BUS. PK.
INKSTER IND. PK.
INKSTER BOULEVARD
OAK POINT IND.
BROOKSIDE IND. PK.
WESTON SHOPS
Industrial Manufacturing & Logistics
CentrePort Canada Rail Park
Strategic Development
CENTREPORT CANADA WAY
Future Residential
RRC POLYTECH
SITE
OMAND'S CREEK IND.
WINNIPEG RICHARDSON INTERNATIONAL AIRPORT
ST. JAMES IND.
MURRAY IND.
POLO PARK

LOCATION OVERVIEW



DRIVE TIME ANALYSIS

RICHARDSON AIRPORT	9 min. / 3.7 km
TRANSCANADA HWY	7 min. / 2.6 km
POLO PARK SHOPPING CENTRE	8 min. / 3.2 km
PORTAGE & MAIN	18 min. / 5.0 km
CENTREPORT CANADA	15 min. / 9.0 km

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Contact

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