

WAREHOUSE SPACE FOR LEASE



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# 10-975 SHERWIN ROAD

WINNIPEG, MB



**LUKE PAULSEN**, Vice President, Sales & Leasing  
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*Services provided by Luke Paulsen Personal Real Estate Corporation*

# PROPERTY DETAILS

<b>BUILDING AREA (+/-)</b>	43,940 sq. ft.
<b>AREA AVAILABLE (+/-)</b>	7,830 sq. ft.
<b>NET RENTAL RATE</b>	\$10.50 per sq. ft.
<b>ADDITIONAL RENT</b>	\$5.51 per sq. ft.
<b>LOADING</b>	2 Dock Doors
<b>CLEAR HEIGHT (+/-)</b>	18'
<b>ELECTRICAL</b>	400 amp, 600 Volt, 3 Phase
<b>SPRINKLER</b>	Dry Sprinkler System
<b>ZONING</b>	M2 - Industrial
<b>AVAILABILITY</b>	September 1, 2026

## PROPERTY HIGHLIGHTS

- High-quality warehouse space
- Located in St. James Industrial Park, adjacent to James Richardson International Airport
- Ease of access to major transportation routes
- In close proximity to CF Polo Park

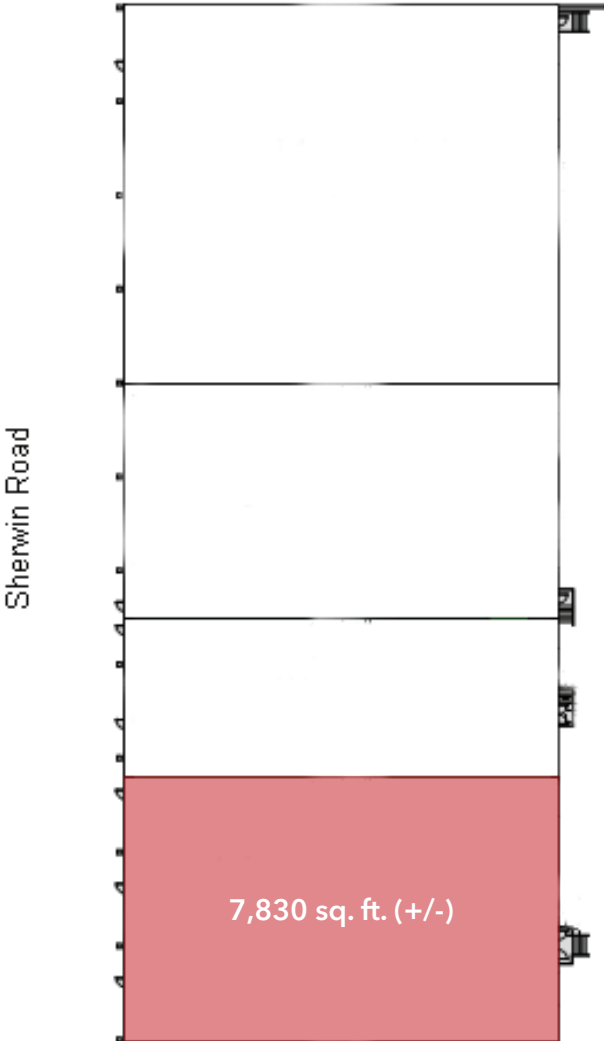


# SITE AERIAL

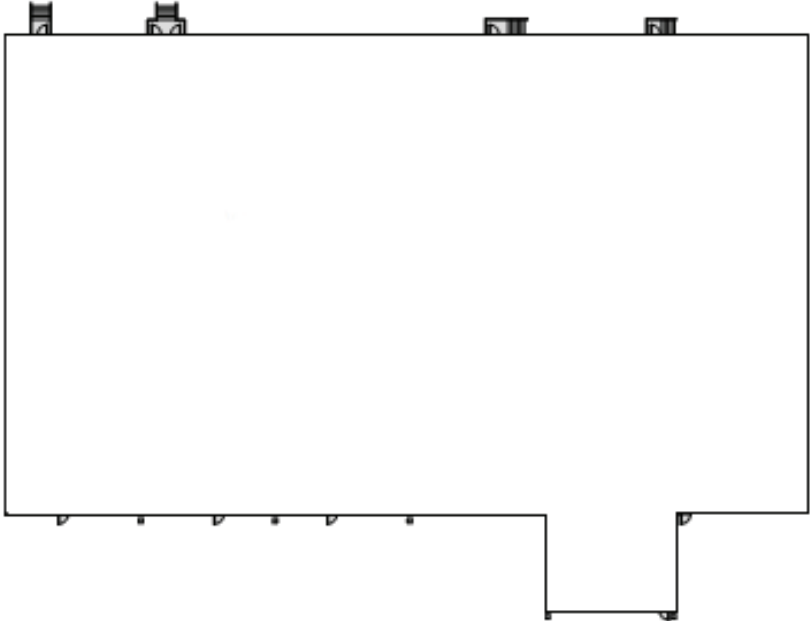


# SITE PLAN

**Building A**

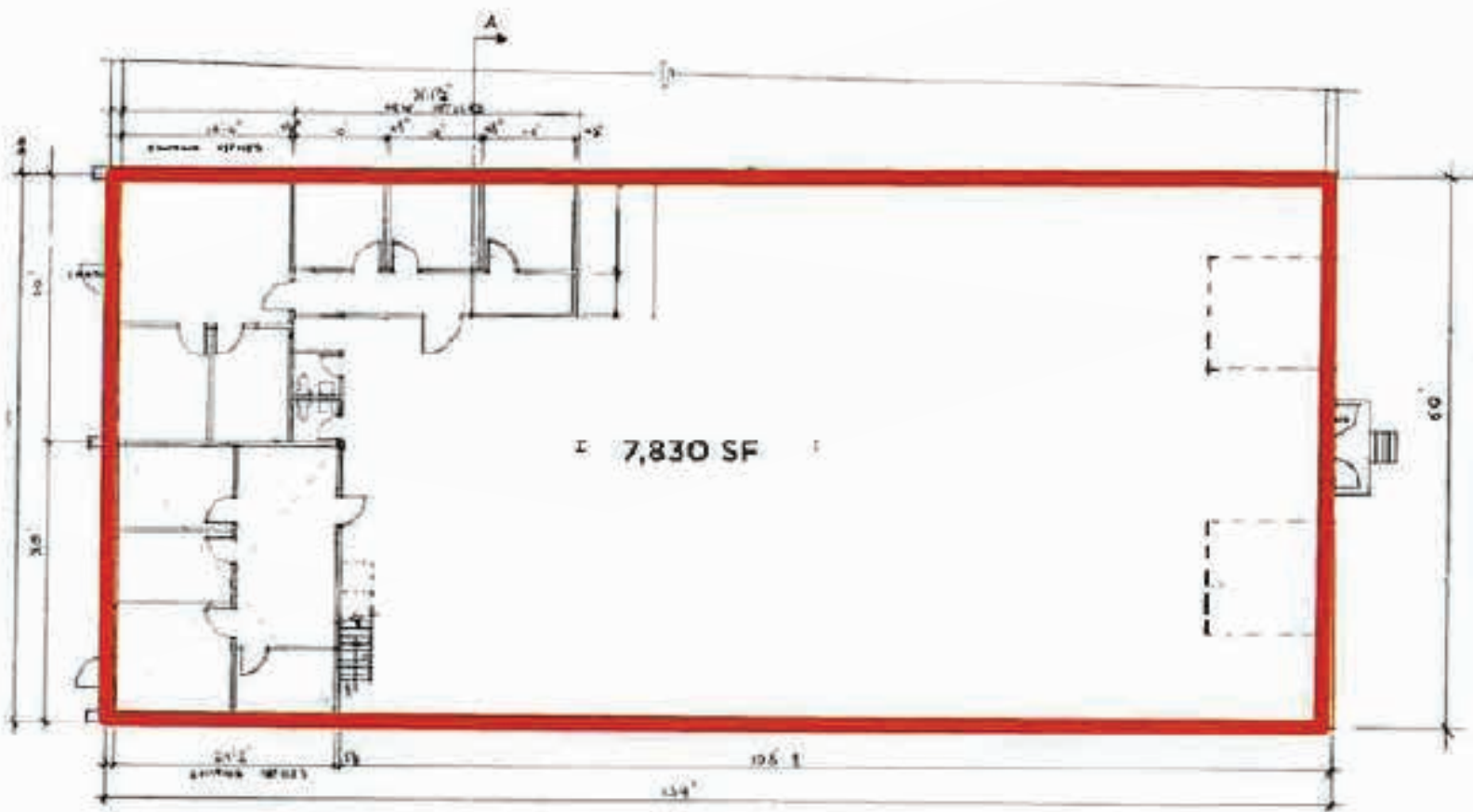


**Building B**



Saskatchewan Avenue

# FLOOR PLAN



# INTERIOR PHOTOGRAPHS



# CENTREPORT CANADA

CN RAIL LINE

CP RAIL LINE

Industrial Manufacturing & Logistics

CentrePort Canada Rail Park

Strategic Development

Future Residential

CP RAIL LINE

CENTREPORT CANADA WAY

**BROOKPORT BUS. PK.**

**NORTH INKSTER IND.**

**BROOKSIDE BUS. PK.**

**INKSBROOK IND. PK.**

**NORTHWEST BUS. PK.**

**INKSTER IND. PK.**

INKSTER BOULEVARD

**OAK POINT IND.**

**BROOKSIDE IND. PK.**

**WESTON SHOPS**

RRC POLYTECH

**OMAND'S CREEK IND.**

WINNIPEG RICHARDSON INTERNATIONAL AIRPORT

**ST. JAMES IND.**

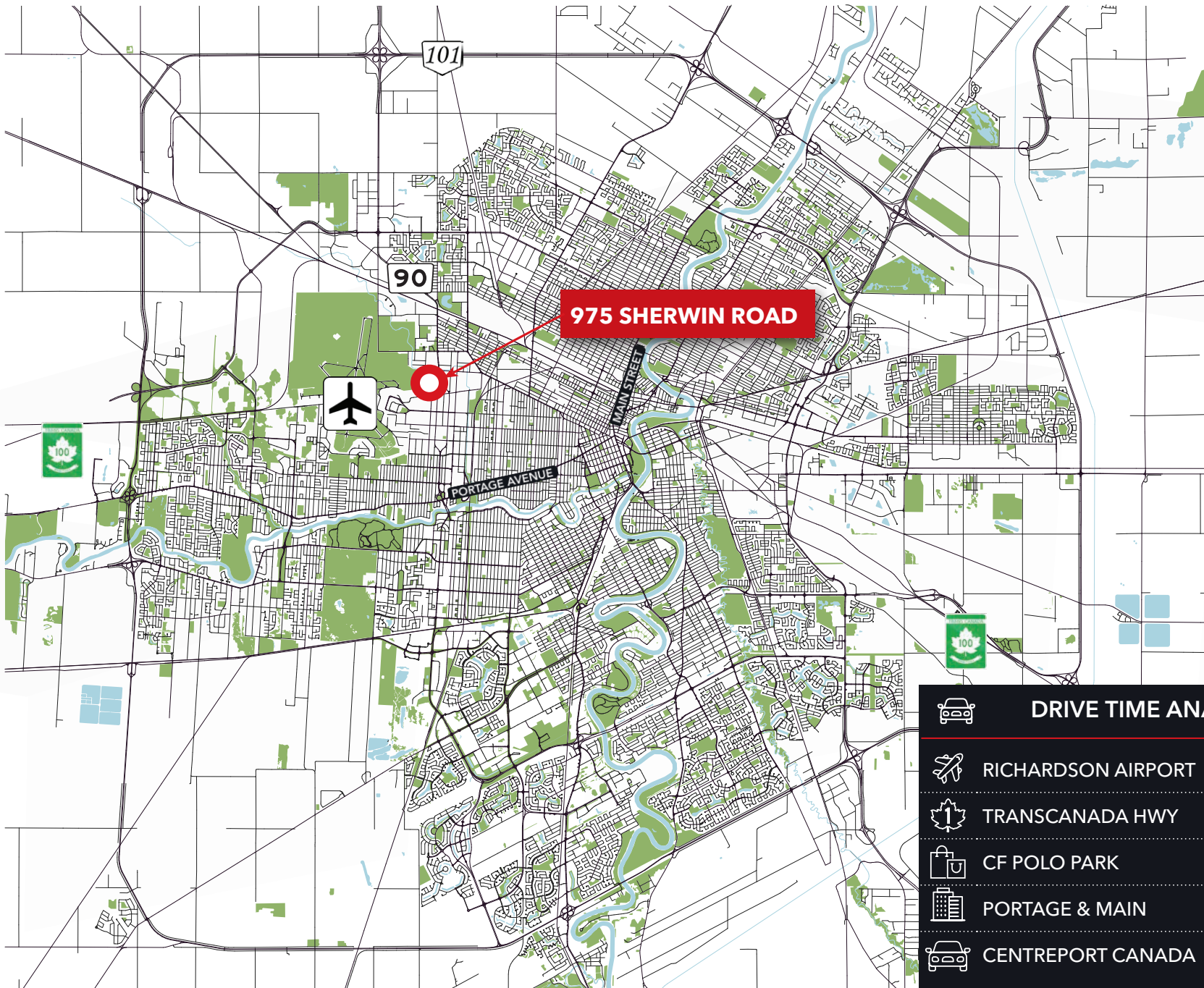
**MURRAY IND.**







POLO PARK

# LOCATION AERIAL



# LOCATION OVERVIEW



	DRIVE TIME ANALYSIS	
	RICHARDSON AIRPORT	<b>3 min. / 1.3 km</b>
	TRANSCANADA HWY	<b>7 min. / 3.6 km</b>
	CF POLO PARK	<b>7 min. / 3.2 km</b>
	PORTAGE & MAIN	<b>18 min. / 7.1 km</b>
	CENTREPORT CANADA	<b>8 min. / 6.1 km</b>



**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.

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## Contact

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