

FOR LEASE
INDUSTRIAL

1595 BUFFALO PLACE

WINNIPEG, MB



STARTING FROM:
\$10.95 PER SF

MODERN & EFFICIENT SOUTH WINNIPEG WAREHOUSE

PROPERTY HIGHLIGHTS

- Situated in the highly desirable South Winnipeg
- Featuring 28' clears in a modern, efficient and desirable warehouse/distribution building
- Dock and grade loading
- Fully sprinklered
- Located in close proximity to major transportation corridors; namely Waverley Street, McGillivray Boulevard, Pembina Highway and Route 90

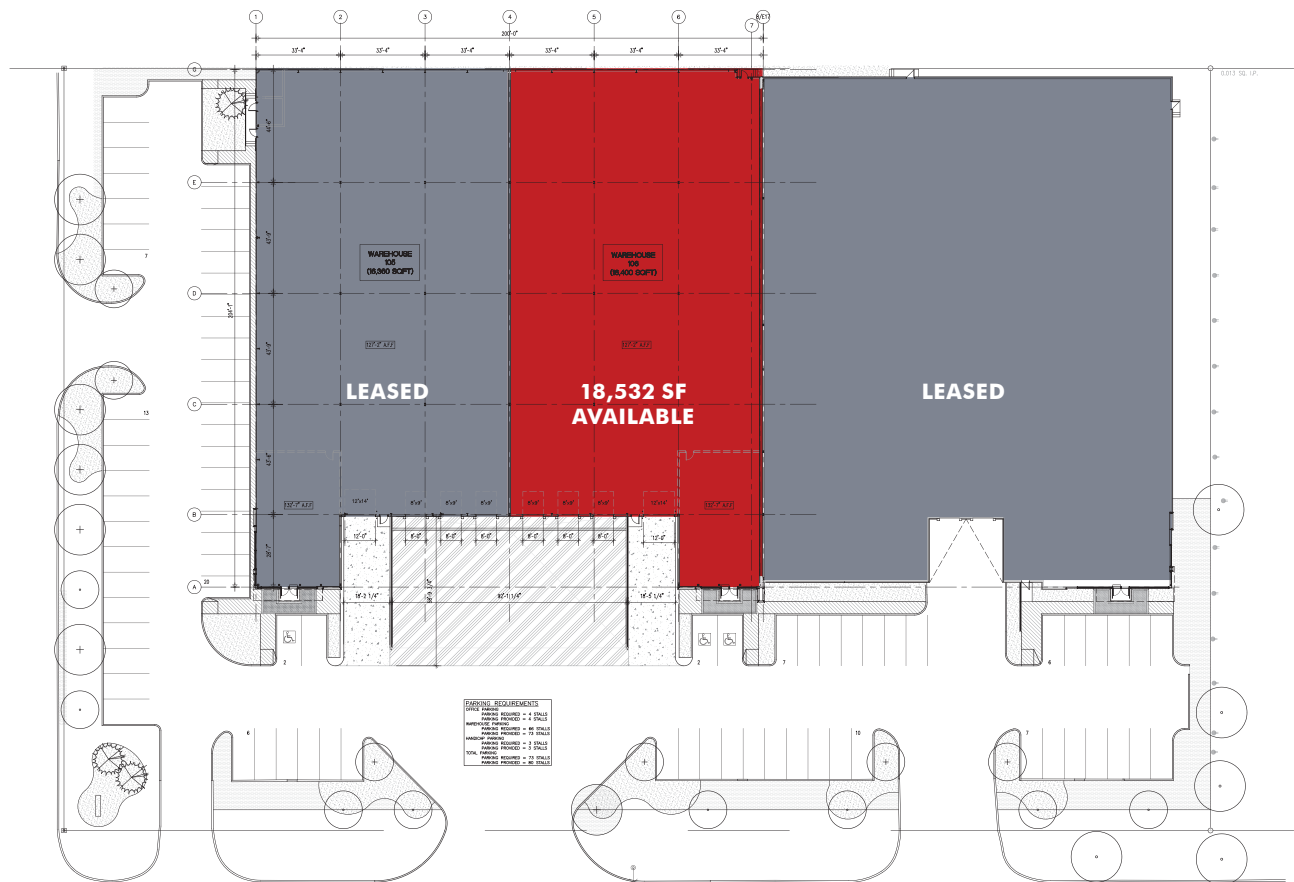
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CBRE





PROPERTY DETAILS

Asking Net Rent	\$10.95/SF
Additional Rent	\$4.88/SF (Tax est. 2022) + 5% mgnt fee on gross rent
Size	18,532 SF
Ceiling Height	28'
Loading	3 dock doors (8' x 9') 1 grade door (12' x 14')
Column Spacing	50' x 33'
Zoning	M2
Available	July 2022



- Route 90
- Waverley St
- McGillivray Blvd
- Pembina Hwy



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