



1420 Clarence Avenue

Winnipeg, Manitoba

Unit D-1420 Clarence Avenue
www.cbre.ca/winnipeg

1,875 sq. ft. Flex Space for Lease

Property Information

Small Bay Industrial Unit

1420 Clarence Avenue offers mixed-use industrial and office space, ideal for a variety of users. Unit D features built-out office and open office area, large warehouse space with an overhead door.

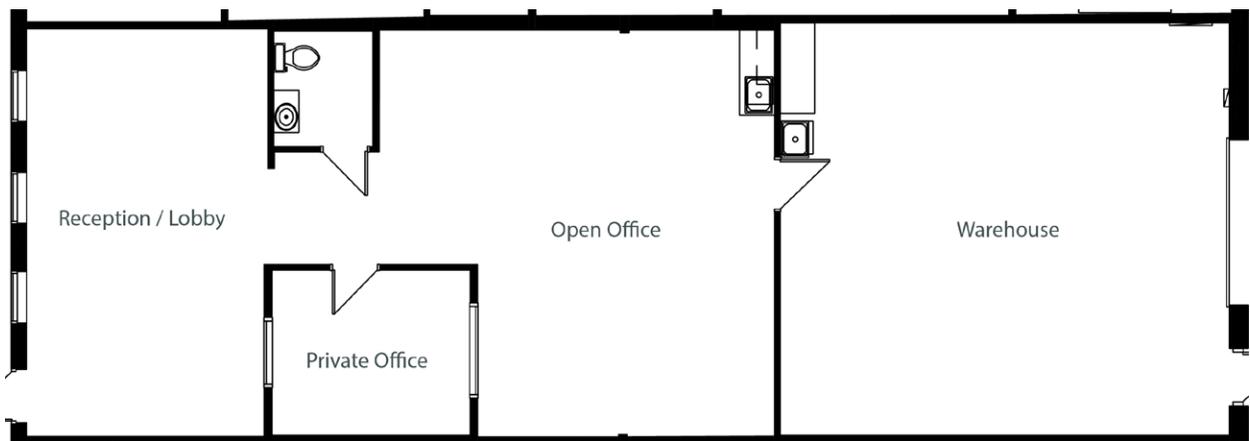
- + 1 grade loading door 10'x12'
- + HVAC, gas fired unit heaters
- + Situated in the highly desirable Southwest Winnipeg

Asking Net Rent:	\$14.95 psf
Additional Rent:	\$8.19 psf (2025 est.) + 5% mgmt fee
Size:	1,875 sf
Ceiling Height:	14'
Zoning:	M2
Available:	Immediately



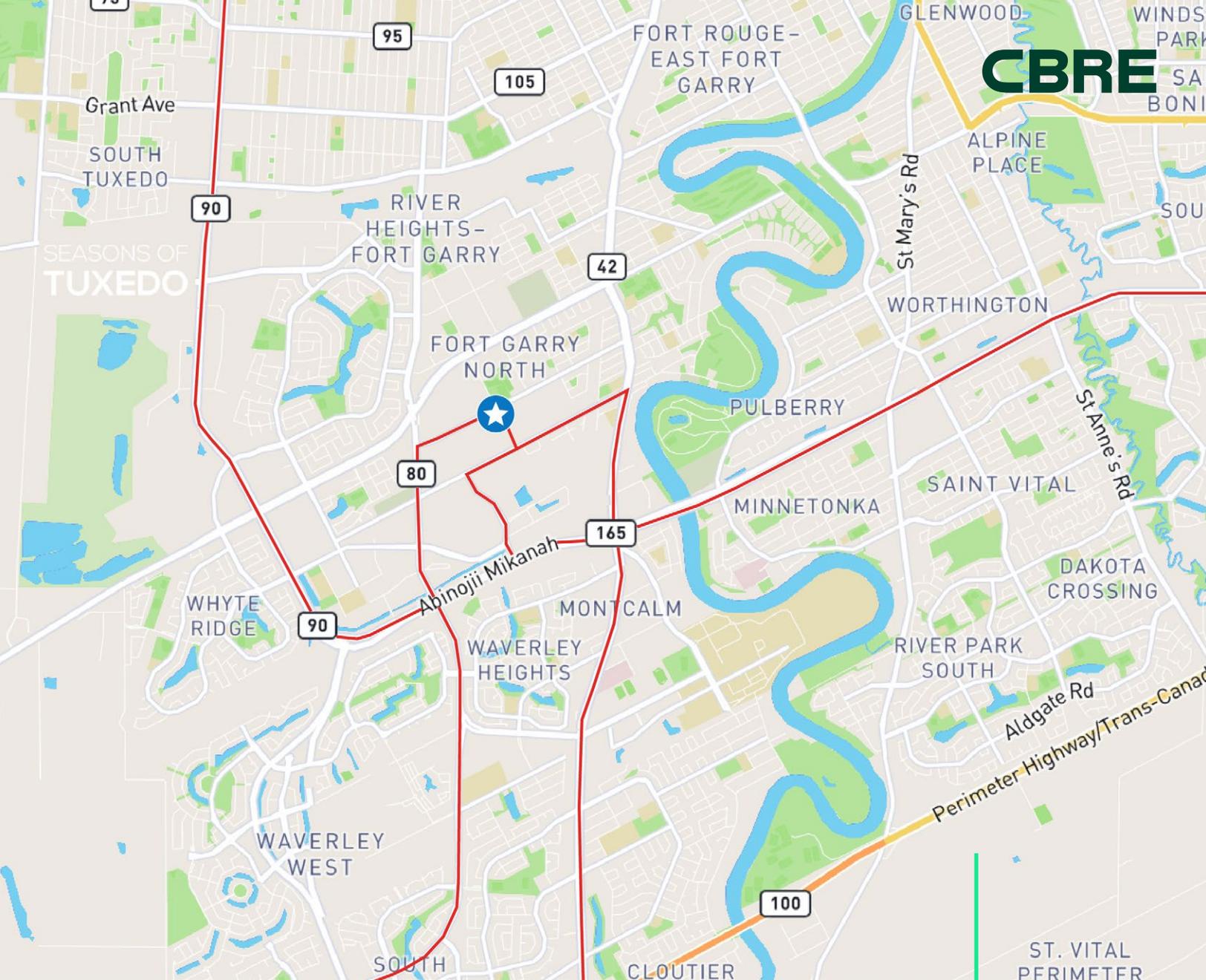
Floor Plan

UNIT D: 1,875 SF AVAILABLE



FULL BUILDING SITE PLAN





The Location

Situated in the desirable Southwest

Located in close proximity to major transportation corridors; namely McGillivray Boulevard, Waverley Street, Pembina Highway and Route 90 shown above in red.





For
Lease

Industrial

CBRE cbre.ca/winnipeg

Cam Hildebrand
+1 204 500 5008
cam.hildebrand@cbre.com

For more information, please contact:

Cam Hildebrand

Vice President
204 500 5008
cam.hildebrand@cbre.com

Daniel Mondor

Vice President
Personal Real Estate Corporation
204 500 5003
daniel.mondor@cbre.com

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.