

# **FOR LEASE**

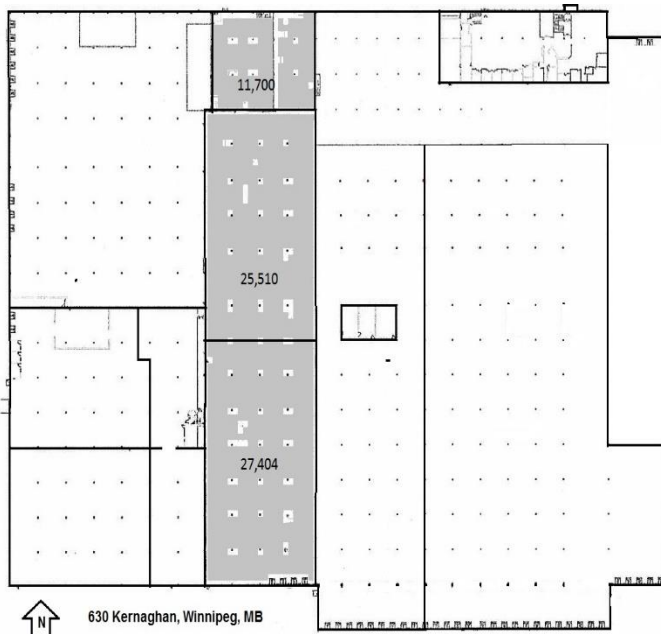
52,914 to 64,614 square feet  
Manufacturing / Warehouse Space

630 Kernaghan Avenue  
Winnipeg, Manitoba, R2C5G1



52,914 to 64,614 sf available for lease in the center portion of this well-maintained, BOMA BEST certified, 460,000 sf building.

Ideally located in Transcona with easy access to Highways 1, 59, Regent Avenue and the Perimeter.



- Zoned M1 Industrial.
- Space includes a 10 x 10 lunchroom, 500 sf of office space and a washroom.
- 24' clear ceiling heights.
- Minimum 32' column spacing.
- Upgraded fire suppression system.
- 2 grade level and 1 dock door available.
- Ample outside parking and storage space is available in a paved yard.
- 300 amp, 600 volt service with additional capacity available in the building.
- On-site facility maintenance staff.
- Secure complex, C-TPAT verified
- Competitive Lease rate.
- Full commission payable to agents.



## **For Further Information**

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