

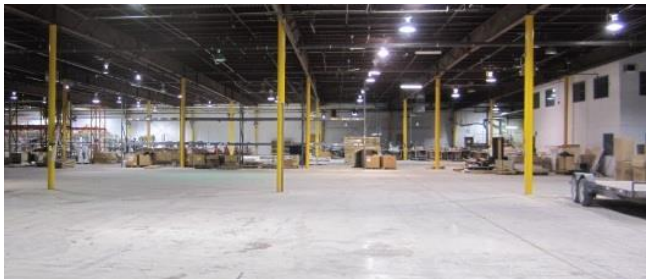
# **FOR LEASE**

65,500 square feet  
Manufacturing / Warehouse

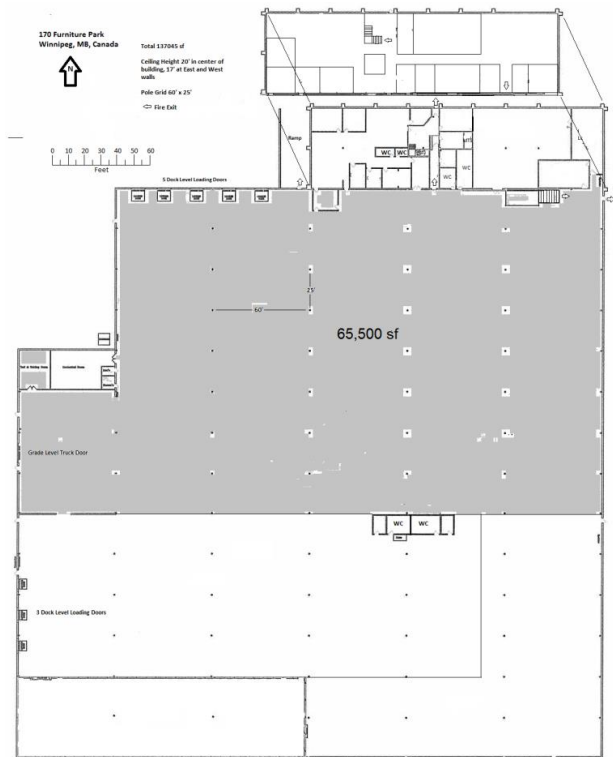
170 Furniture Park  
Winnipeg, Manitoba, R2G1B9



65,500 sf available for lease in this well-maintained building that sits inside a secure compound. Great column spacing for warehouse or manufacturing, and it has good parking for cars and trucks. It is ideally located in northeast Winnipeg with easy access to highways and a skilled, reliable labor pool.



- Zoned M2 Industrial.
- 17' to 20' ceiling heights.
- 25' x 60' column spacing.
- Fully sprinklered.
- 1 grade level door, 5 dock level doors.
- On-site facility maintenance staff.
- Ample outside parking and storage space.
- Competitive lease rates.
- Operating Costs include property tax, insurance, water, repair, maintenance, security, landscaping, snow removal, management, hydro and heat.
- Will demise for suitable tenant.



## **For Further Information**

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