



Colliers

1099 Wilkes Avenue, Winnipeg MB

# South Winnipeg industrial **for lease**

This property is excellently located with access to some of Winnipeg's major transportation routes. Warehouse and office space Just minutes from Outlet Collection Winnipeg and all the surrounding amenities.

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# Property Overview

Units	8-13
Size	25,823 SF
Lease rate	TBD
Loading	(20) 8' x 10' dock doors
Ceiling height	24' in warehouse
HVAC	(6) RTU, (7) gas unit heaters, LAN room cooling unit

Power	600 amp, 120/208 volt, 100 amps, 120/208 volt 3 phase, 4 wire
Sprinkler	Fully sprinklered
Compound	24,000 SF compound for unit 9-13
Available	November 2021
Operating costs	\$4.06/SF
Taxes	\$3.15/SF
Total Additional	\$7.21/SF

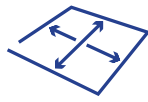
## Key Highlights



Public transit stop outside property



Close to excellent amenities



24,000 SF fenced compound



South Winnipeg location



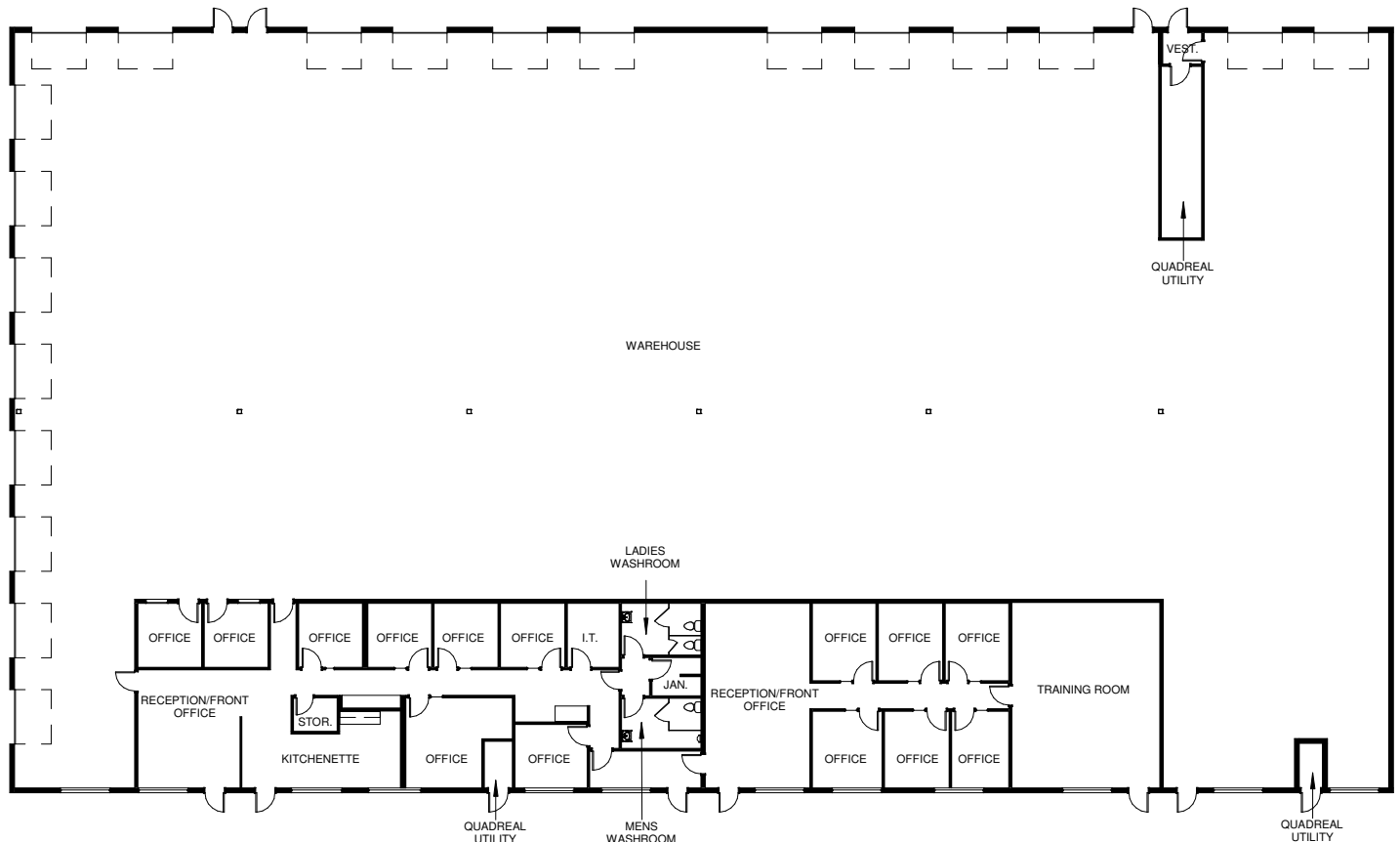
Dock loading



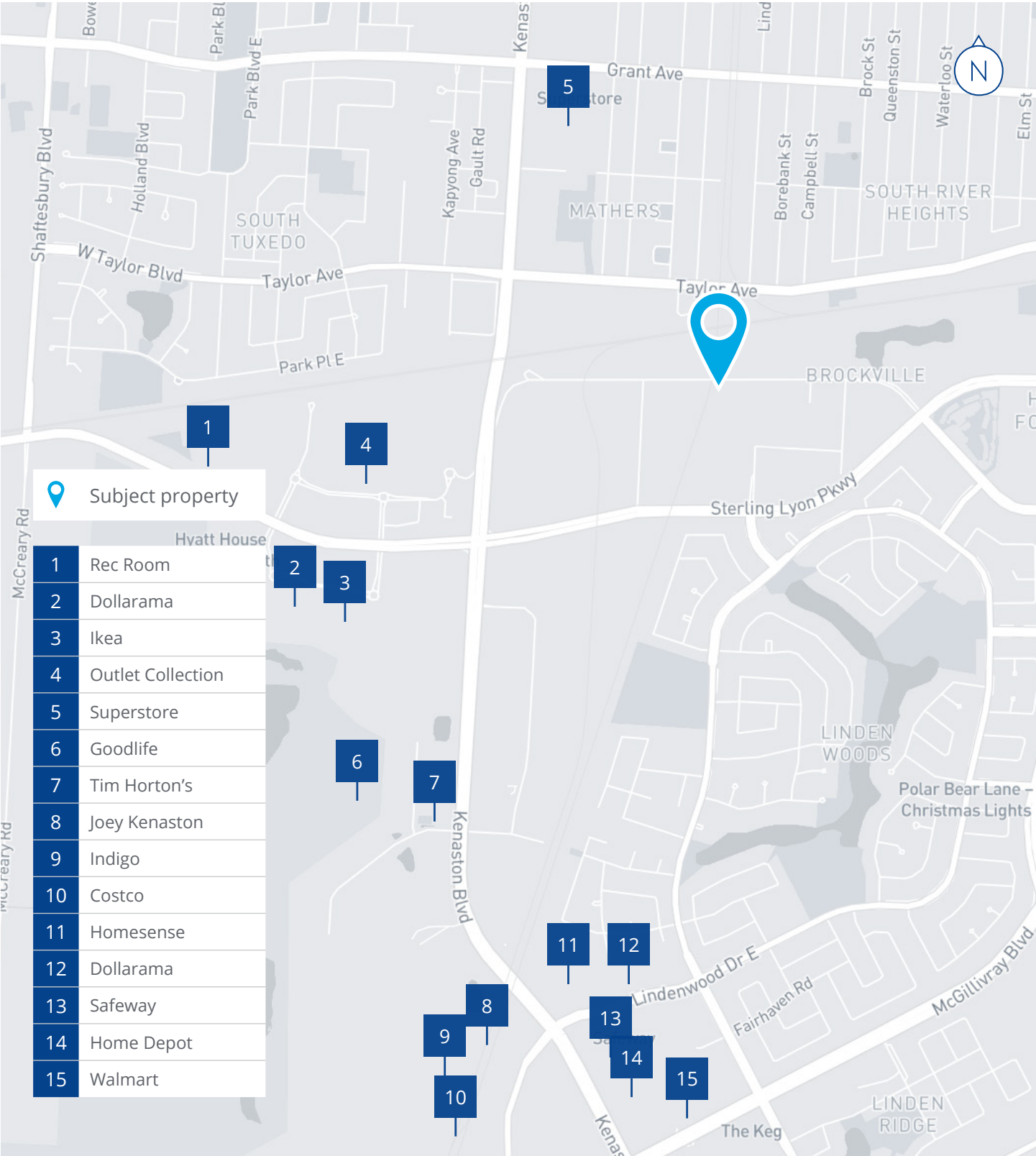
Fully sprinklered



4,754 SF of office space



# Surrounding Amenities





# Site Aerial







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