



Colliers

Lease rate:

**\$6.75**  
PSF

For Lease | 555 Hervo Street, Winnipeg MB

# A-frame building clear span **for lease**

This multi-tenanted industrial building is located on Hervo Street, close to major traffic on the south side of Chevrier Blvd in the Fort Gary Industrial District.

Located off Chevrier Blvd in a 45 acre industrial park one of 16 buildings. A frame building clear span with ceiling from 18ft to 45ft. insulated, led lighting, no office. Large grade doors with easy access for wide materials. Potential for rail access (CN CP and BN).



Grade loading



Access to  
major routes

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# Property Overview

## A-frame buidling

Size	±17,000 SF
Loading	Grade (18' x 13', 12' x 12', 22' x 12')
Zoning	M2 - Manufacturing general
Ceiling height	18' - 45'
Base rent	\$6.75/SF

Additional Rent	\$1.70/SF + utilities
Parking	Available
Power	600V 3 phase

## Key Highlights



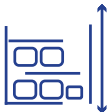
Grade loading



Access to major traffic routes



Zoned M2 - Manufacturing General



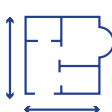
Up to 45' clear height



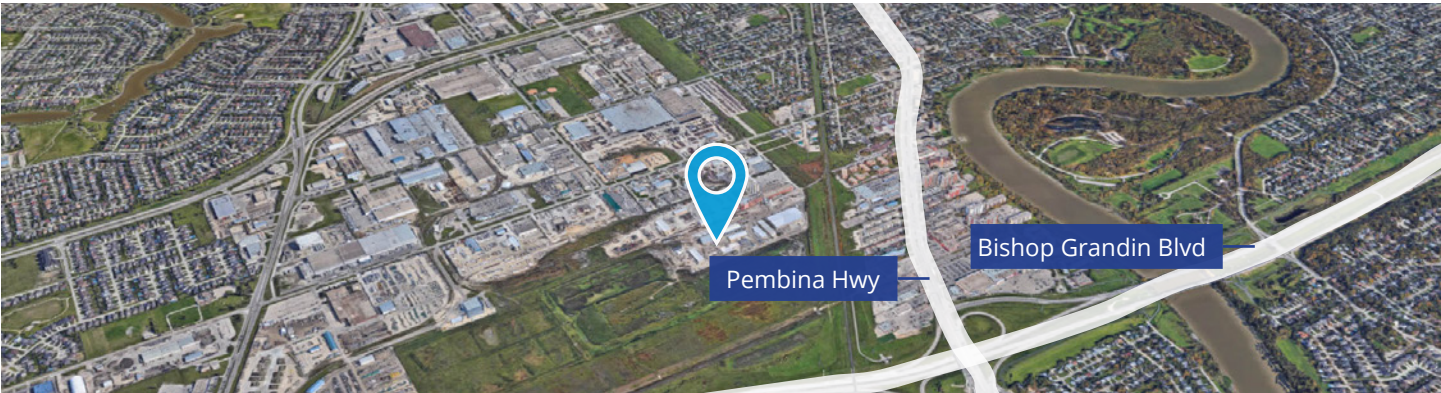
600V 3 Phase



Southwest Winnipeg location



Up to ±17,000 SF available





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