



1041 Erin Street | Winnipeg MB

# Industrial space available **for lease**

1041 Erin Street is located in the St. James Industrial area just 2 minutes from Portage Avenue, one of Winnipeg's major east-west traffic routes.

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# Property Overview



Access to major routes



±11,998 SF of land



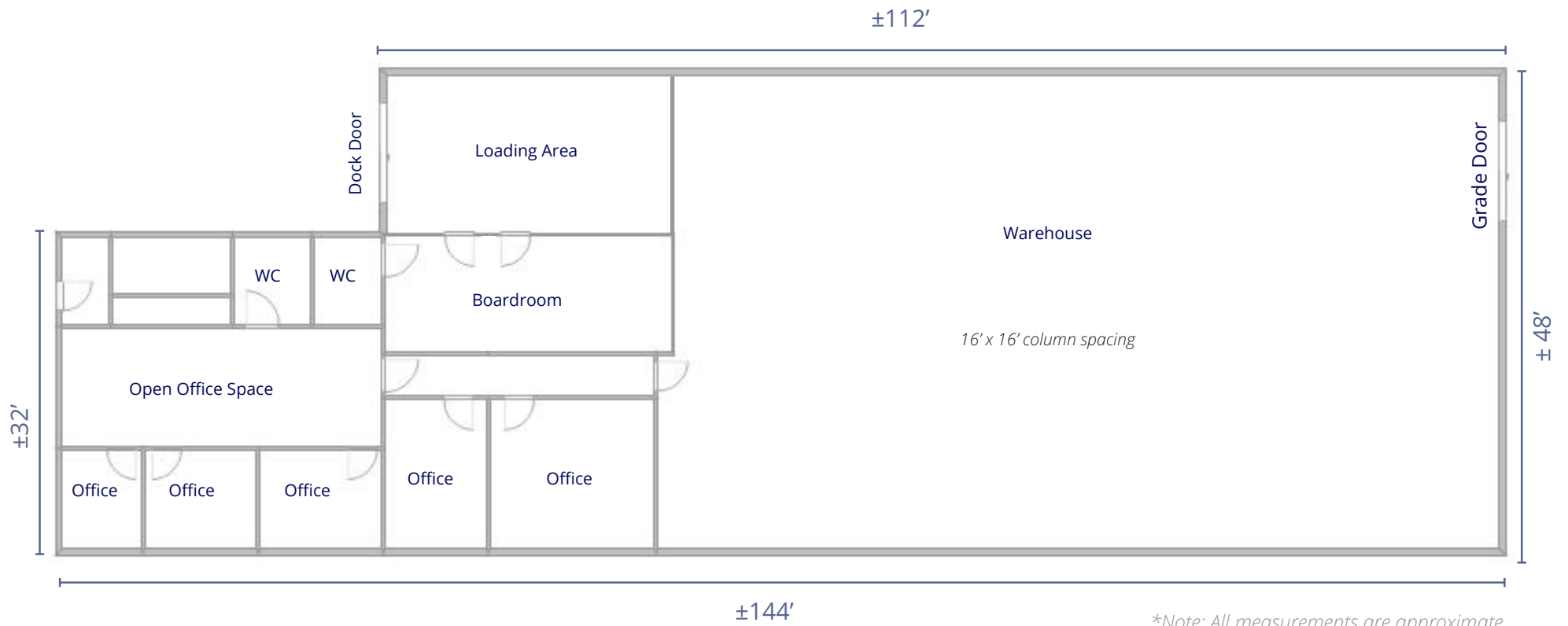
Free standing building

West of the building is Route 90, which connects to the Perimeter Highway. The property is located in an industrial rich area of St. James and is close to many amenities and retail locations.

<b>Square Footage</b>	6,447 SF
<b>Office Area</b>	±2,048 SF
<b>Warehouse Area</b>	±4,399 SF
<b>Land Area</b>	±11,998 SF
<b>Zoning</b>	M1
<b>Year Built</b>	1967
<b>Ceiling Height</b>	10'
<b>Loading</b>	Grade level 8' x 10' Dock level 10' x 10'
<b>HVAC</b>	Office: New high efficiency furnace Warehouse: Gas fired heaters
<b>Lighting</b>	Fluorescent
<b>Electrical</b>	3 Phase, 120/208 V, 200 Amp
<b>Roof</b>	Replaced Sept. 2020
<b>Column Spacing</b>	16' x 16'
<b>Compound</b>	±2,640 SF
<b>Lease Rate</b>	\$8.95/SF net
<b>Additional Rent</b>	\$4.50/SF
<b>Available</b>	January 1, 2026



# Floor Plan



*\*Note: All measurements are approximate*





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