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SPACE FOR  
LEASE



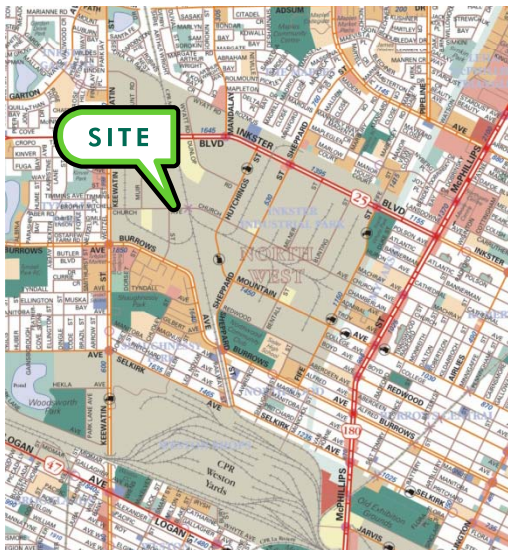
# 1638-1642 CHURCH AVENUE

WINNIPEG, MB



## PROPERTY DETAILS

### LOCATION MAP



<b>LAND AREA:</b>	1.05 acres (+/-)
<b>BUILDING AREA:</b>	24,404 SF (+/-)
<b>AREA AVAILABLE:</b>	1638 – 3,245 SF (+/-) 1642 – 3,840 SF (+/-)
<b>RENTAL RATE:</b>	\$5.50 psf net (Absolute net to landlord)
<b>TAXES:</b>	\$1.23 psf (Est. 2010) (Mgmt Fee – 5% of gross rent)
<b>OPERATING COSTS:</b>	\$1.35 psf (Est. 2010)
<b>AVAILABLE:</b>	July 1, 2010

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

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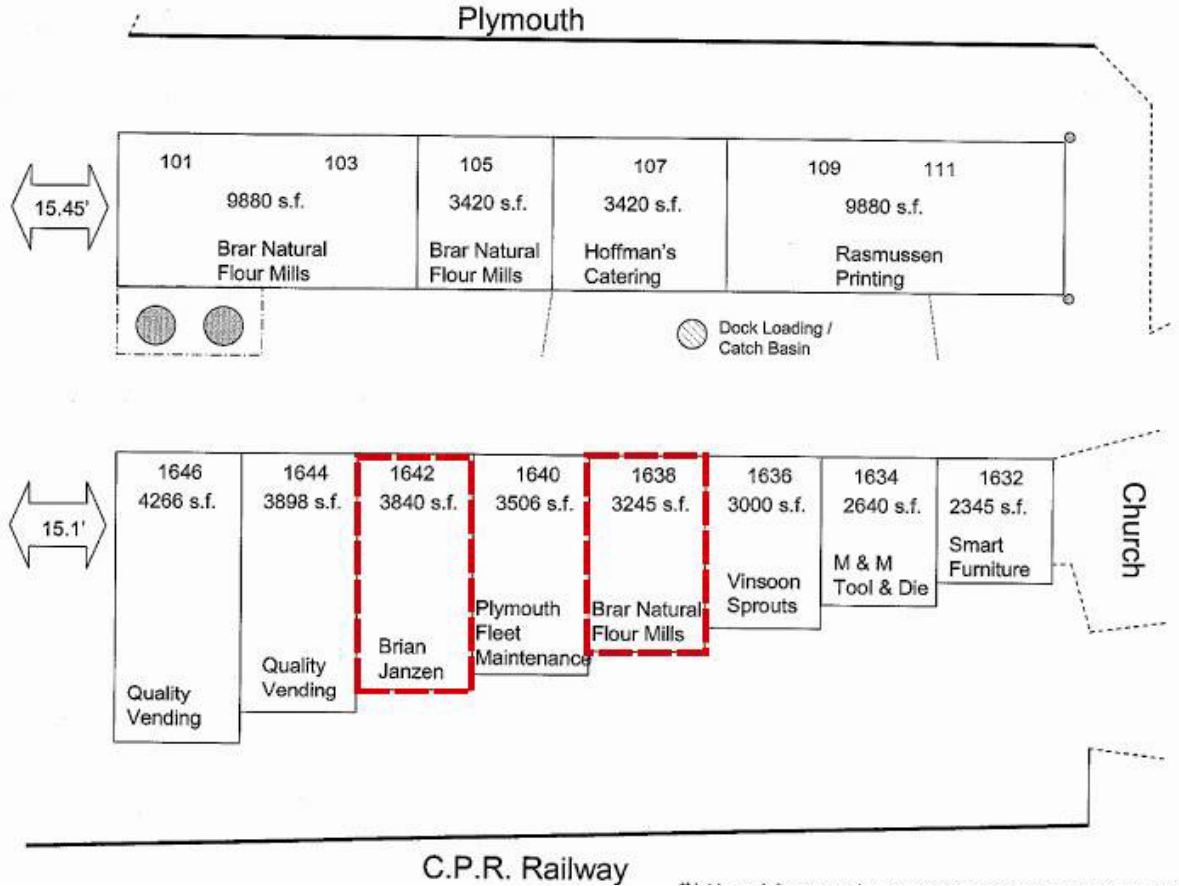
**CBRE**  
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**SITE PLAN:**



**FEATURES:**

- Located in Inkster Industrial Park at the corner of Plymouth Street and Church Avenue.
- Ceiling height – 14' clear.
- Grade level loading doors – 10' x 10'
- Located in close proximity to the James Armstrong Richardson International Airport.

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