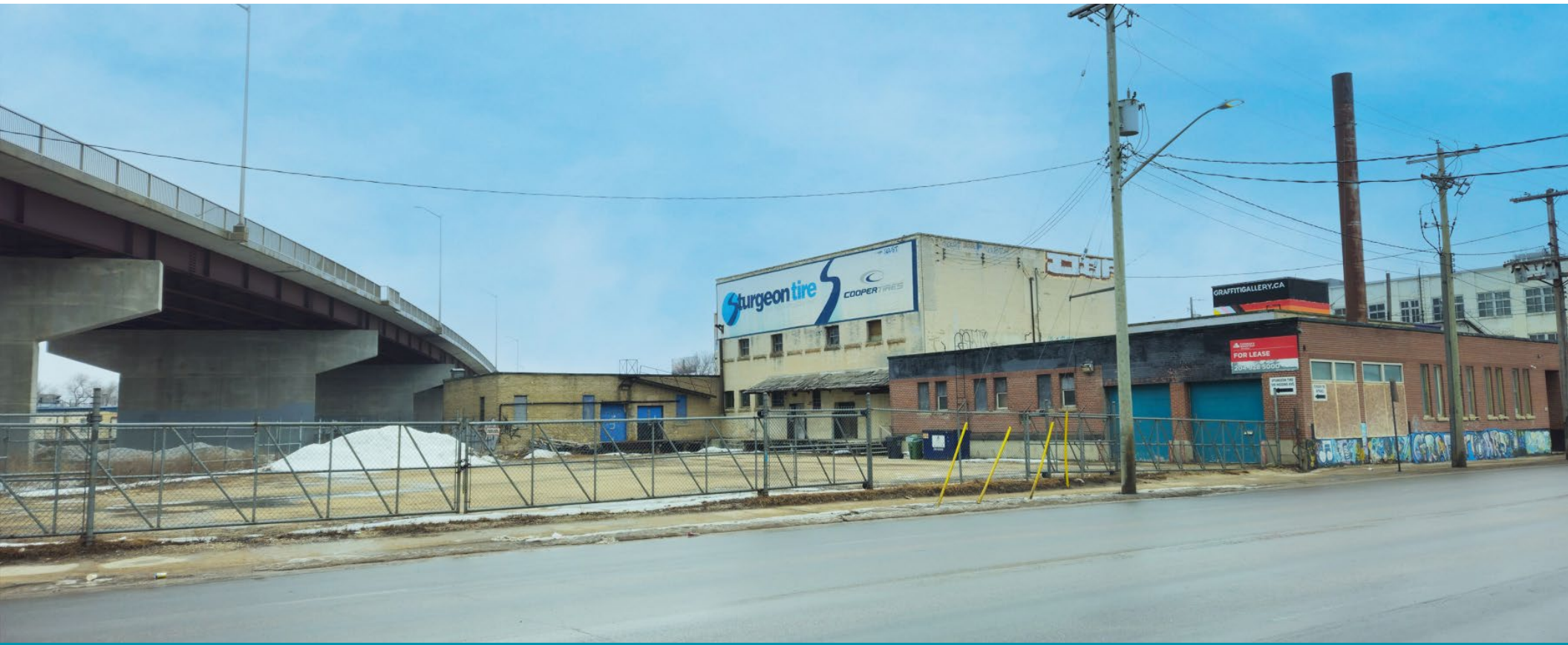


# WAREHOUSE/STORAGE SPACE FOR LEASE

## 109 HIGGINS STREET



**Brandi Eloquence**  
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 **CUSHMAN &  
WAKEFIELD**  
Winnipeg



# PROPERTY HIGHLIGHTS

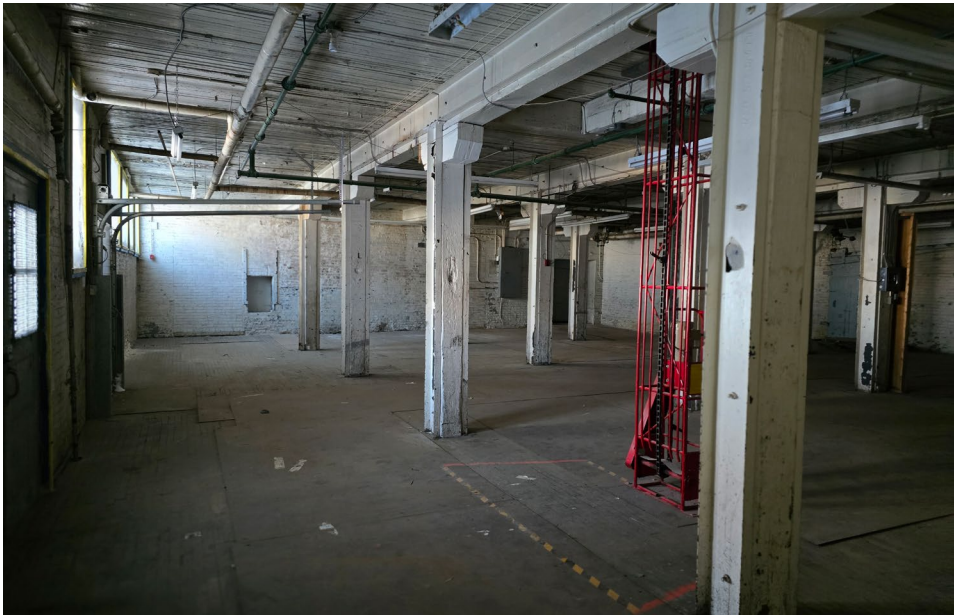
**(+/-) 20,804 SF ON (+/-) 0.9 ACRES**

- Located in central Winnipeg with frontage on Higgins and access to the Disraeli Freeway
- Ideal for warehouse/storage space
- Loading area features 2 elevated loading doors and 2 grade level doors
- 3 Phase, 600 Volt electrical service
- Fully fenced compound area accommodates ample on site parking and exterior storage
- Zoned M2

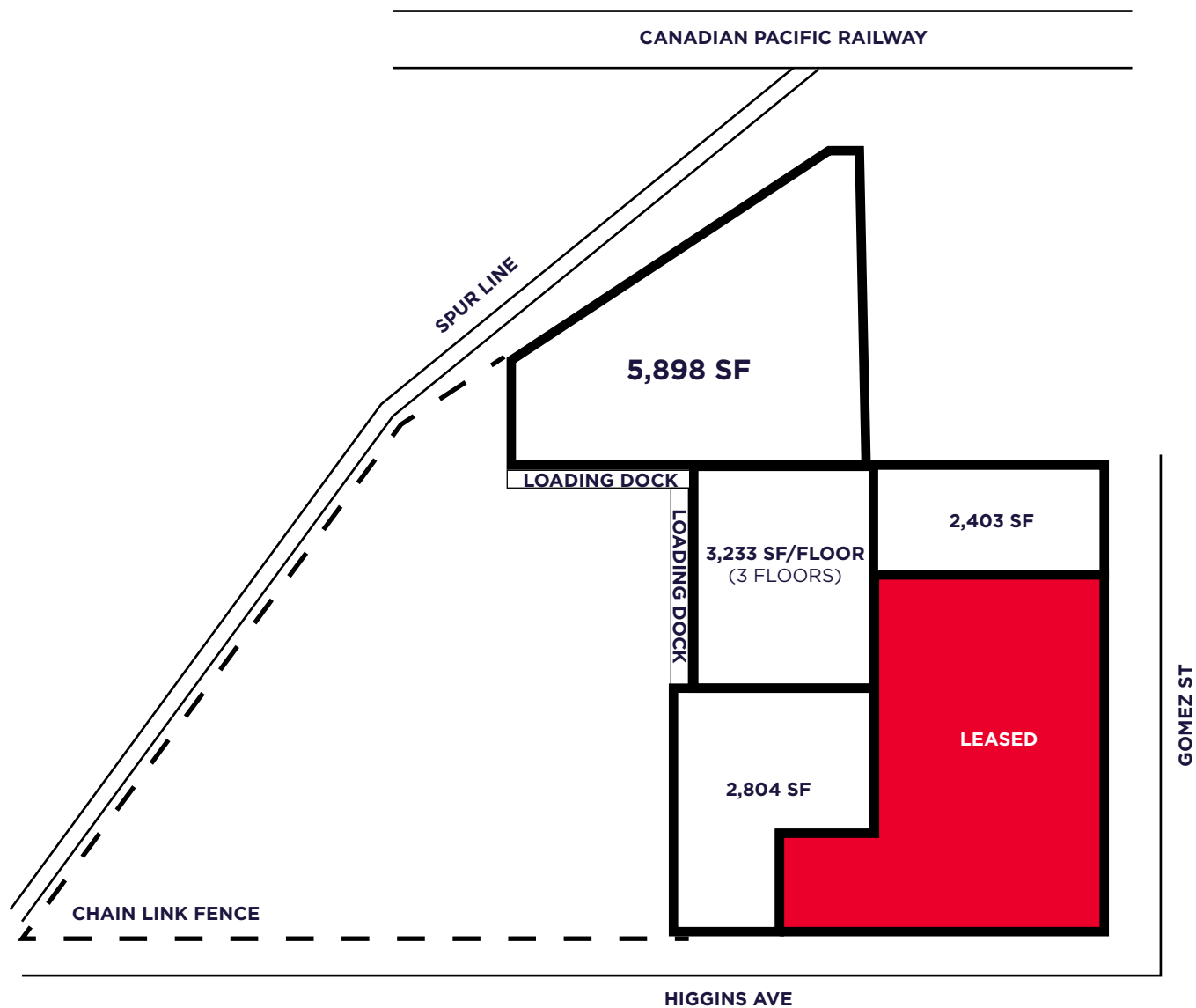
**LEASE RATE: \$5.50 GROSS**



# PROPERTY IMAGES



# MAIN FLOOR PLAN





## CONTACT

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