

**INDUSTRIAL FOR LEASE**

# 1345 Redwood Avenue

(+/-) 112,132 sf with up to  
4 Acres of Yard Available



## INDUSTRIAL FOR LEASE

# 1345 Redwood Avenue



### PROPERTY HIGHLIGHTS

- Immaculately maintained industrial building located in Inkster Industrial Park on the corner of Redwood Avenue and Fife Street
- Close proximity to CentrePort Canada; Canada's only tri-modal inland port with easy access to McPhillips Street and Inkster Boulevard
- Located in Inkster Industrial Park on the corner of Redwood Avenue and Fife Street
- Many amenities in the immediate area including the newly redeveloped North Gate Shopping Centre
- 48' x 42' column spacing
- (+/-) 4 acres of excess land
- Potential to add onto the building or an additional 4 acre compound
- 4 dock & 13 grade loading doors
- (+/-) 16'7" to 23'3" ceiling height
- Fully sprinklered
- Fully fenced truck court
- 1,200 amp 600 volt electrical service
- Zoned M2

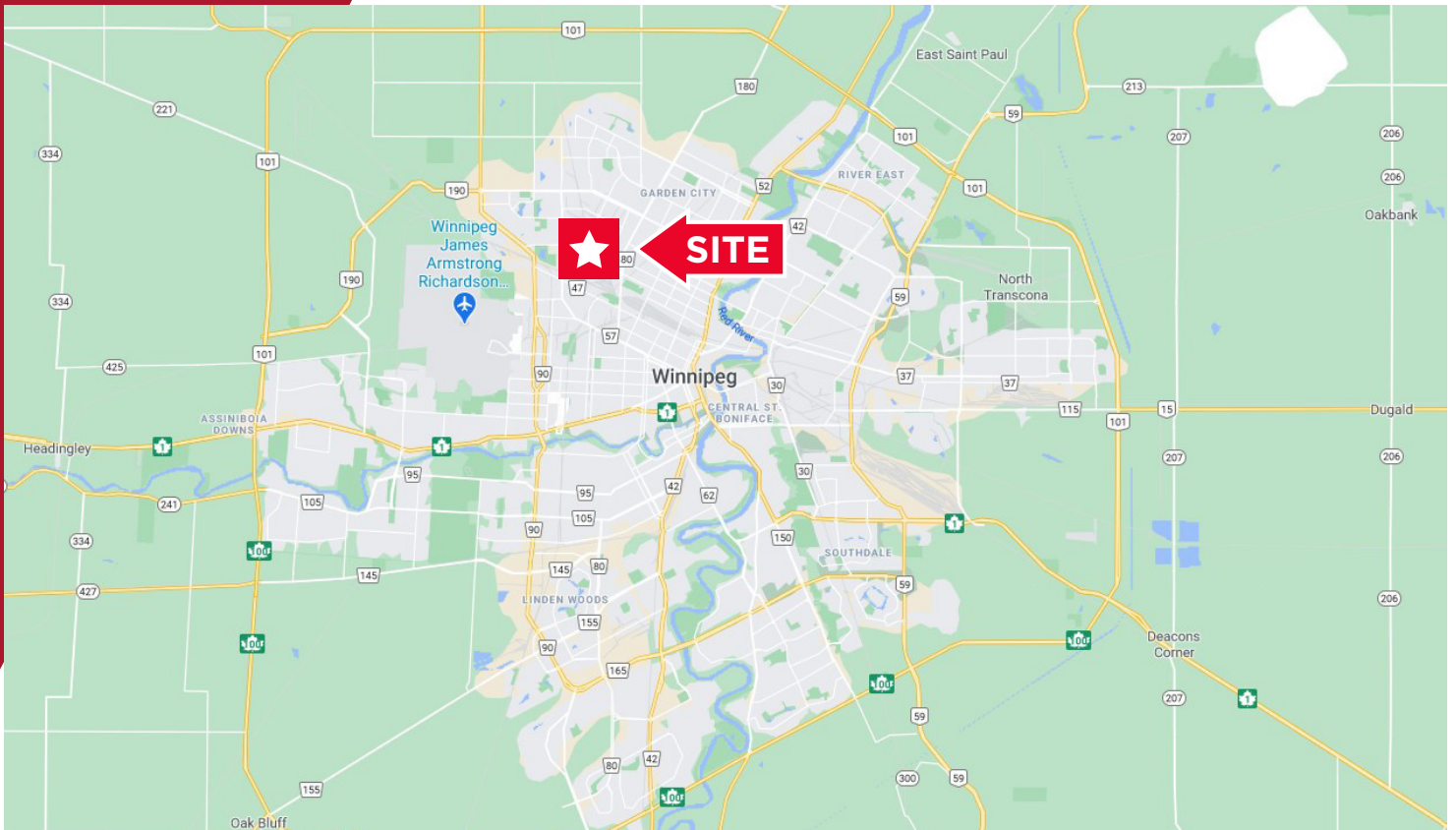
**Lease Rate:**      **Market**  
**CAM & Tax:**    **\$3.09 psf (2021 est.)**





# INDUSTRIAL FOR LEASE

## 1345 Redwood Avenue



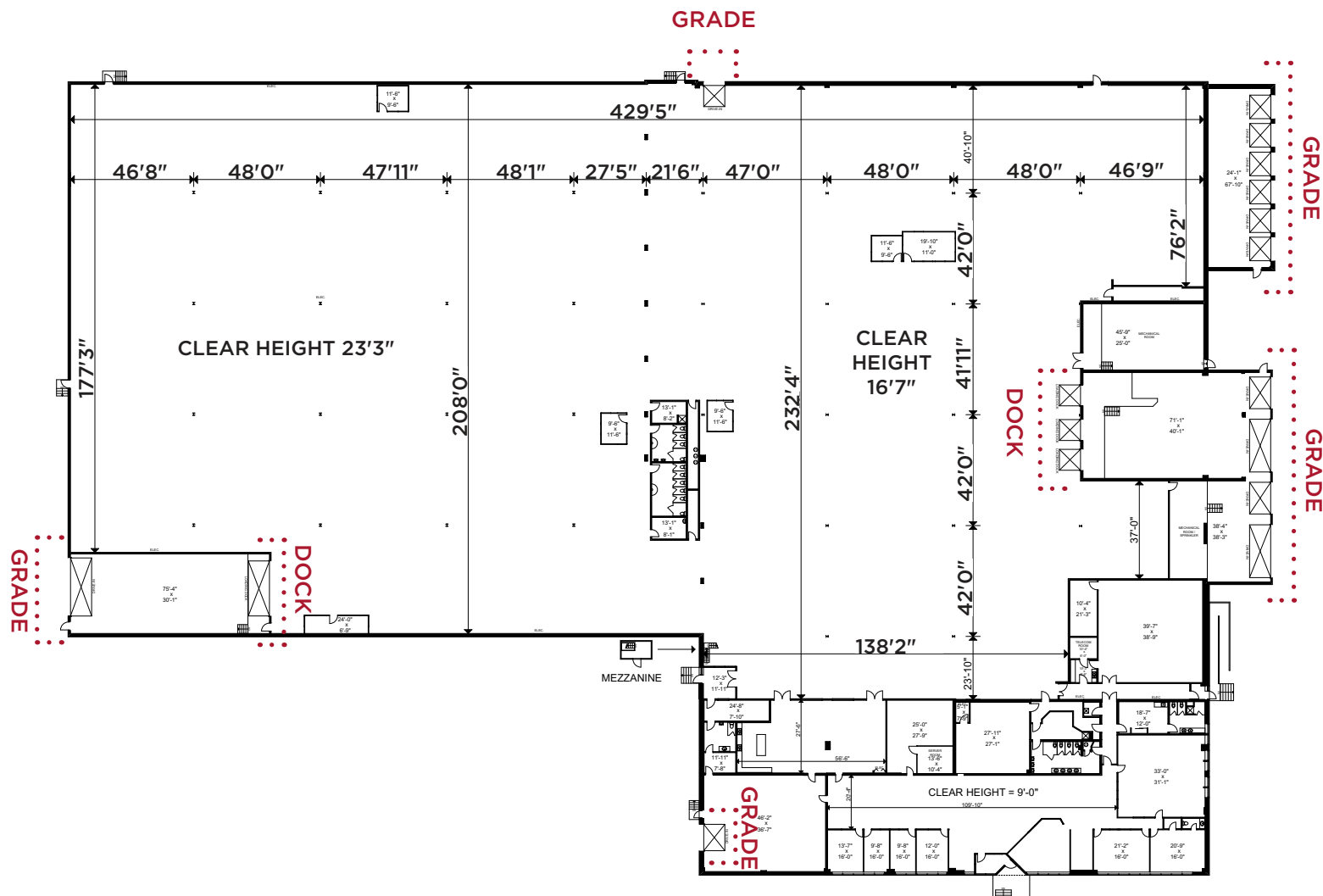
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

# INDUSTRIAL FOR LEASE

## 1345 Redwood Avenue



# 1345 Redwood Avenue



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



# INDUSTRIAL FOR LEASE

## 1345 Redwood Avenue



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



**Chris Macsymic**  
**Senior Vice President**

T 204 928 5019

C 204 997 6547

chris.macsymic@cwstevenson.ca

**Tyson Preisentanz**  
**Senior Vice President**

T 204 928 5002

C 204 782 6183

tyson.preisentanz@cwstevenson.ca

**Ryan Munt**  
**Vice President**

T 204 928 5015

C 204 298 1905

ryan.munt@cwstevenson.ca

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2020 Cushman & Wakefield. All rights reserved.  
The information contained in this communication is strictly confidential.

This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

