

HIGH QUALITY INDUSTRIAL SPACE FOR LEASE



891 CENTURY STREET WINNIPEG, MB



CONTACT

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2
buildings

2.25 acres
total land area

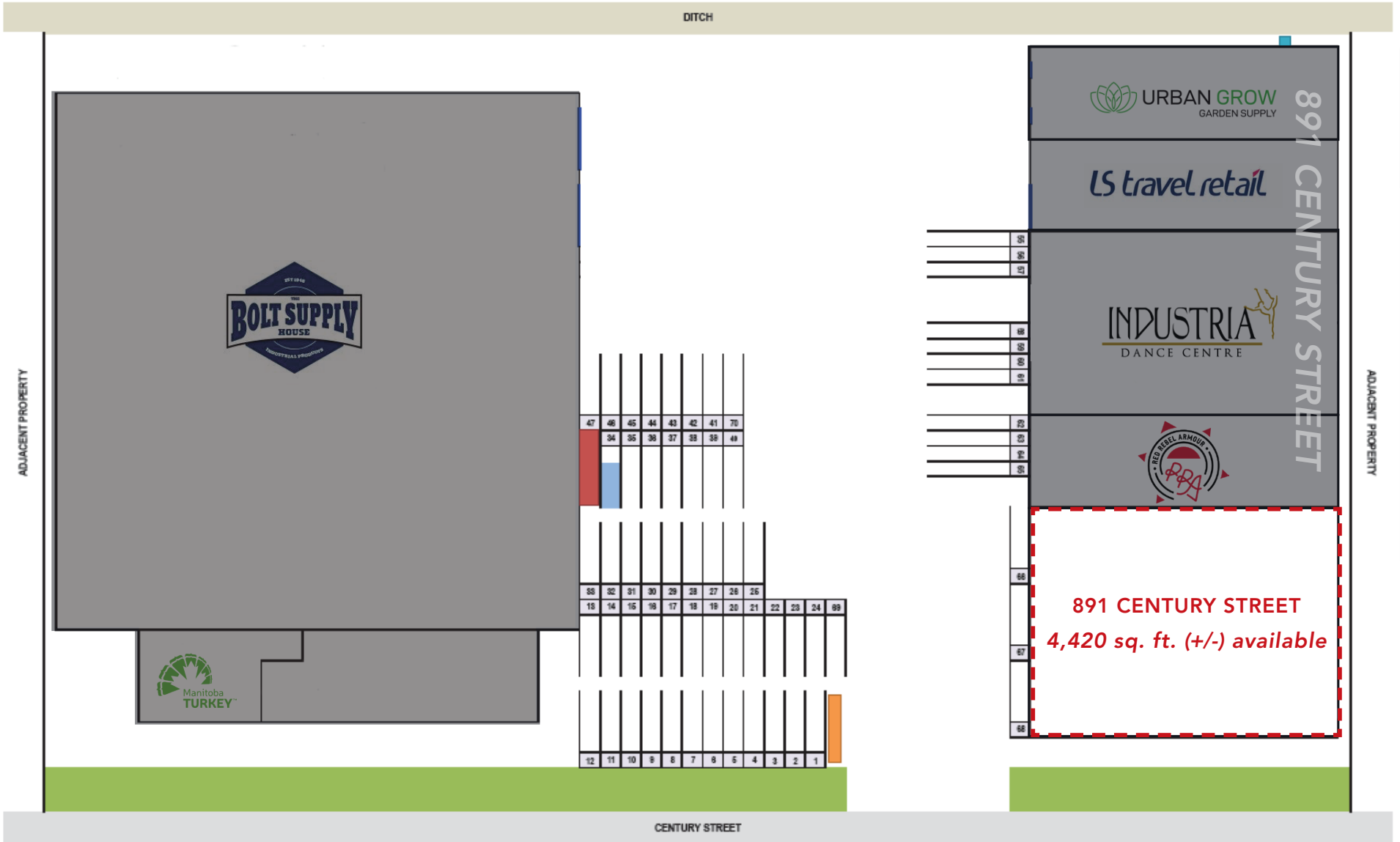
77
parking stalls

51,841 sq. ft.
total building area

4,420 sq. ft.
area available



SITE PLAN



PROPERTY OVERVIEW

891-895 Century Street is strategically located in St. James Industrial Park on a high-exposure artery with a daily traffic count of approximately 23,400 vehicles per day. The location benefits from its proximity to many national and needs-based retailers within the Polo Park retail node as well as to the Richardson International Airport. The site offers premium visibility and access directly off Century Street and is directly south of Saskatchewan Avenue providing easy access to surrounding communities. The property features ample on-site parking for staff and visitors directly adjacent to each unit and prominent building signage opportunities are available.

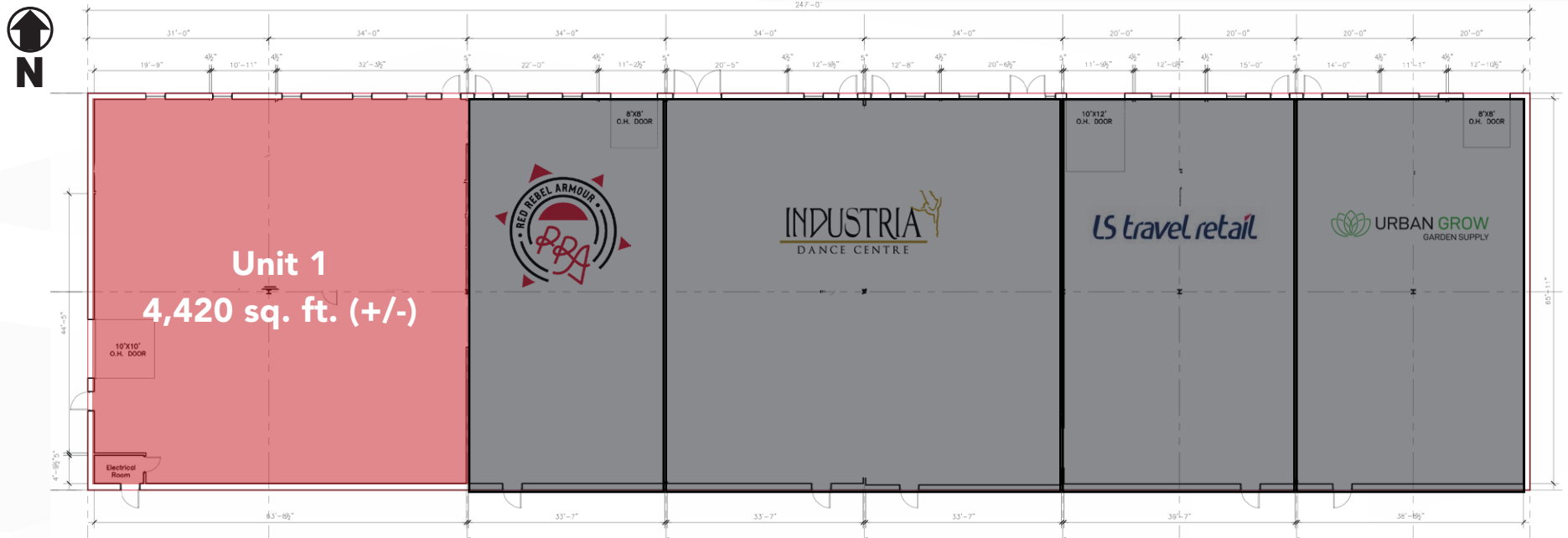


PROPERTY DETAILS

BUILDING AREA (+/-)	16,796 sq. ft.
AREA AVAILABLE (+/-)	Unit 1: 4,420 sq. ft.
NET RENTAL RATE	\$10.95 per sq. ft.
ADDITIONAL RENT	\$4.22 per sq. ft. plus 5% mgmt. fee
CLEAR HEIGHT (+/-)	16' 6"
LOADING	Grade Loading
ELECTRICAL	100 Amp, 240 Volt, 3 Phase, 4 Wire
ZONING	M2 - Manufacturing General
AVAILABILITY	Immediately



FLOOR PLAN



St. James Industrial Park

The Property is ideally located in the St. James Industrial Park with direct access to all the major northwest transportation routes and in the vicinity of many high-profile neighboring tenants.



Surrounding Retail Landscape

891 & 895 Century Street is located just north of Winnipeg's main shopping destination, less than 1km away from CF Polo Park which draws 10,300,000 visitors annually.



SITE

KING EDWARD STREET

SASKATCHEWAN AVENUE

WELLINGTON AVENUE

SARGENT AVENUE

CENTURY STREET

ST. JAMES STREET

EMPRESS STREET

ELLICE AVENUE

ST. MATTHEWS AVENUE

Costco

REAL CANADIAN SUPERSTORE

RONA

Walmart

The BRICK

Smitty's

McDonald's

Jollibee

GIANT TIGER

staples

DOLLAR TREE

Toys R Us

planet fitness

Bulk Barn

GOLF TOWN

ROGERS

CIBC

RBC

Quiznos Sub

Value Village

PETRO-CANADA

Ashley HOMESTORE

Tim Hortons

Best Western

FAIRCLAND

Visions

Sandman Hotel

VW

Leons

Holiday Inn

PENNINGTONS

CENTREPORT CANADA

CN RAIL LINE

CP RAIL LINE

PERIMETER HIGHWAY

CENTREPORT CANADA WAY

CHIEF PEGUIS TRAIL EXTENSION

Industrial Manufacturing & Logistics

CentrePort Canada Rail Park

Strategic Development

Future Residential

CP RAIL LINE

WINNIPEG RICHARDSON INTERNATIONAL AIRPORT

PP POLO PARK

BROOKPORT BUS. PK.

EMATRIX TRANSPORT LONGVIEW LOGISTICS LTD.
Plata Merit
KINDERSLEY
EDGE
PENNER INTERNATIONAL
Manitowish TRANSPORT
TFL International

NORTH INKSTER IND.

KINDERSLEY
EDGE
PENNER INTERNATIONAL
Manitowish TRANSPORT
TFL International

BROOKSIDE BUS. PK.

United Rentals Kaycan Tim Hortons
Fairview E•B•D THE ROSEDALE GROUP
KAL TIRE FedEx Oil Mart
EASTSIDE HEAVY TRUCK Comet Mobil 1
QuikX TRANX BELL TELEVISIONS

INKSBROOK IND. PK.

Sly FGI
Auto Ross TEXCAN
Fountain Tire staples
Sameday WORLDWIDE

NORTHWEST BUS. PK.

MCKESSON ups

INKSTER IND. PK.

Plata Merit
Fountain Tire
REINER EXCESS LTD. CANADA GOOSE
Tim Hortons Sobey's amazon
PROSOL
EIGHTIGHT BROOKWHITE

INKSTER BOULEVARD

OAK POINT IND.

Erb
Canada Fuel
Oasis Trailer
Road's
Grunewald
MAGNUM
MAYNE

BROOKSIDE IND. PK.

FREIGHTLINER
ROSENAU TRANSPORT LTD. MAJOR Drilling
COSENTINO Intraform
49
Gib tire IPEX
NJJI

WESTON SHOPS

alacura sign CP

RRC POLYTECH

OMAND'S CREEK IND.

ASL Distribution Services
CardinalHealth Uni-Jet
EMATRIX TRANSPORT Veritiv
m northern
Core-Mark

MURRAY IND.

BOEING MacDon
WINPAK
NORTH WEST COMPANY

ST. JAMES IND.

NAPA
Bison
COSTCO WHOLESALE
CertainTeed
Russel Metals StandardAero
EMCO
MAGELLAN

SITE

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