

SHOWROOM SPACE FOR LEASE



630 Kernaghan Avenue

WINNIPEG, MB



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PROPERTY DETAILS

BUILDING OVERVIEW

LAND AREA (+/-)	20.18 acres
BUILDING AREA (+/-)	460,000 sq. ft.
ZONING	M2 - Manufacturing - General
FIRE SAFETY	Full sprinkler system

AVAILABILITY OVERVIEW

AREA AVAILABLE (+/-)	28,683 sq. ft.
NET RENTAL RATE	\$9.50 per sq. ft.
ADDITIONAL RENT	\$4.00 per sq. ft. (est. 2026)
LOADING	2 Dock Doors
PARKING	13 stalls
AVAILABILITY	September 1, 2026



BUILDING FLOOR PLAN



MAIN LEVEL SHOWROOM FLOOR PLAN



INTERIOR PHOTOGRAPHS



LOCATION AERIAL



REGENT & LAGIMODIERE
RETAIL NODE

Walmart
Lowe's
Costco
FRESH CO
REAL CANADIAN
SUPERSTORE
Kildonan
place
Sobeys
save on foods
TIM HORTONS

ST. BONIFACE INDUSTRIAL PARK

FASTENAL
POLARIS
Cabela's
SHERWIN-WILLIAMS
Great-West
ZEP
skyblue
NFI
ColorAd
PPC
INDUSTRIES
Western Logistics
Madero
GEN VION
CORPORATION

PARK CITY
COMMONS

Sobeys
NOFRILLS

LAGIMODIERE BOULEVARD

DUGALD ROAD

PLESSIS ROAD

ST. BONIFACE INDUSTRIAL PARK PHASE 1
ST. BONIFACE INDUSTRIAL PARK PHASE 2



TRANSCANADA HIGHWAY

LOCATION OVERVIEW



Contact

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