

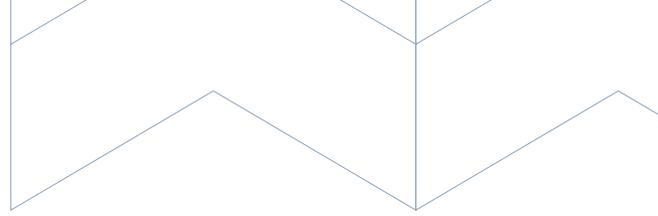


1 Cole Avenue, Winnipeg, Manitoba

Fenced Compound in Central Location

For Lease





Property Details

+/- 2 acres

APPROXIMATE AVAILABLE AREA

\$3,500 plus GST

MONTHLY LEASE RATE

M3 - Manufacturing Heavy

ZONING

Features

- Centrally located within the City of Winnipeg
- Direct access to Nairn Ave and Archiblad Street with signalized intersections
- Fully fenced and secured
- Ability to lease additional acres
- Potential for small office and access to washrooms for qualified tenants
- Sea Can rental onsite



Highlights



Centrally Located

IN THE CITY OF WINNIPEG



Direct Access

TO MAJOR TRANSPORTATION
ROUTES



Fully Fenced

& SECURE COMPOUND

For Lease



1 Cole Avenue, Winnipeg, Manitoba
iciproperties.com



Connect with us today!

iciproperties.com

Tyson Preisentanz*

SENIOR VICE PRESIDENT

tpreisentanz@iciproperties.com

204-782-6183

DISCLAIMER Information herein has been obtained from sources deemed reliable; however, neither the Vendor/Landlord nor ICI Properties guarantees, warrants, or represents, expressly or impliedly, its completeness or accuracy. Projections, opinions, assumptions, or estimates, if any, are provided as examples only and may differ materially from actual results. Purchasers and tenants are responsible for conducting their own due diligence. The property may be withdrawn without notice. Neither the Vendor/Landlord nor ICI Properties assumes liability for any loss or damage arising from reliance on this information. If the recipient has executed a confidentiality agreement related to this matter, such information is subject to its terms. ©2025 ICI Properties. All rights reserved.

**Services provided by 2023 Tyson Preisentanz Personal Real Estate Corporation*

For Lease



1 Cole Avenue, Winnipeg, Manitoba
iciproperties.com