

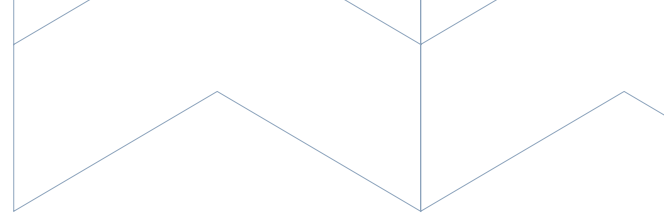


250 Oak Point Highway, Winnipeg, Manitoba

Build to Suit Opportunity on Busy Thoroughfare

For Lease





Property Details

+/- 1,200 - 12,000 sq. ft.

BUILDING SIZE

+/- 5.2 acres

SITE SIZE

TBD

BASIC RENT

TBD

ADDITIONAL RENT

M1 - Light Industrial

ZONING

TBD

AVAILABILITY DATE

Demographics*

101,844

POPULATION

32,533

TOTAL HOUSEHOLDS

124,832

DAYTIME POPULATION

\$104,621

AVG. HOUSEHOLD INCOME

35.9

MEDIAN AGE

\$107,193

AVG. H.H. ANNUAL SPENDING

*WITHIN 5 KM | ENVIRONICS ANALYTICS © 2024

Features

- Exceptional build-to-suit opportunity allowing businesses to develop building/space to their exact needs
- Ability to accommodate multiple unit sizes and configurations
- Potential drive-thru opportunity
- Flex space offers a dynamic environment perfectly suited for a wide range of uses, from light industrial operations to commercial and office setups.
- Situated along Oak Point Highway, offering easy access to major transport routes like the Perimeter Highway
- Great visibility and excellent access for employees and customers
- Prominent building and pylon signage opportunities
- The property is adjacent to a proposed Transit Garage, set to be developed for the storage, servicing, and maintenance of City of Winnipeg Transit buses
- Close proximity to several industrial, commercial and residential nodes in Northwest Winnipeg

Highlights



Dominant

BUILDING SIGNAGE
OPPORTUNITY



Prominent

LOCATION ON BUSY
HIGHWAY



Build to Suit

OPPORTUNITY



Great Access

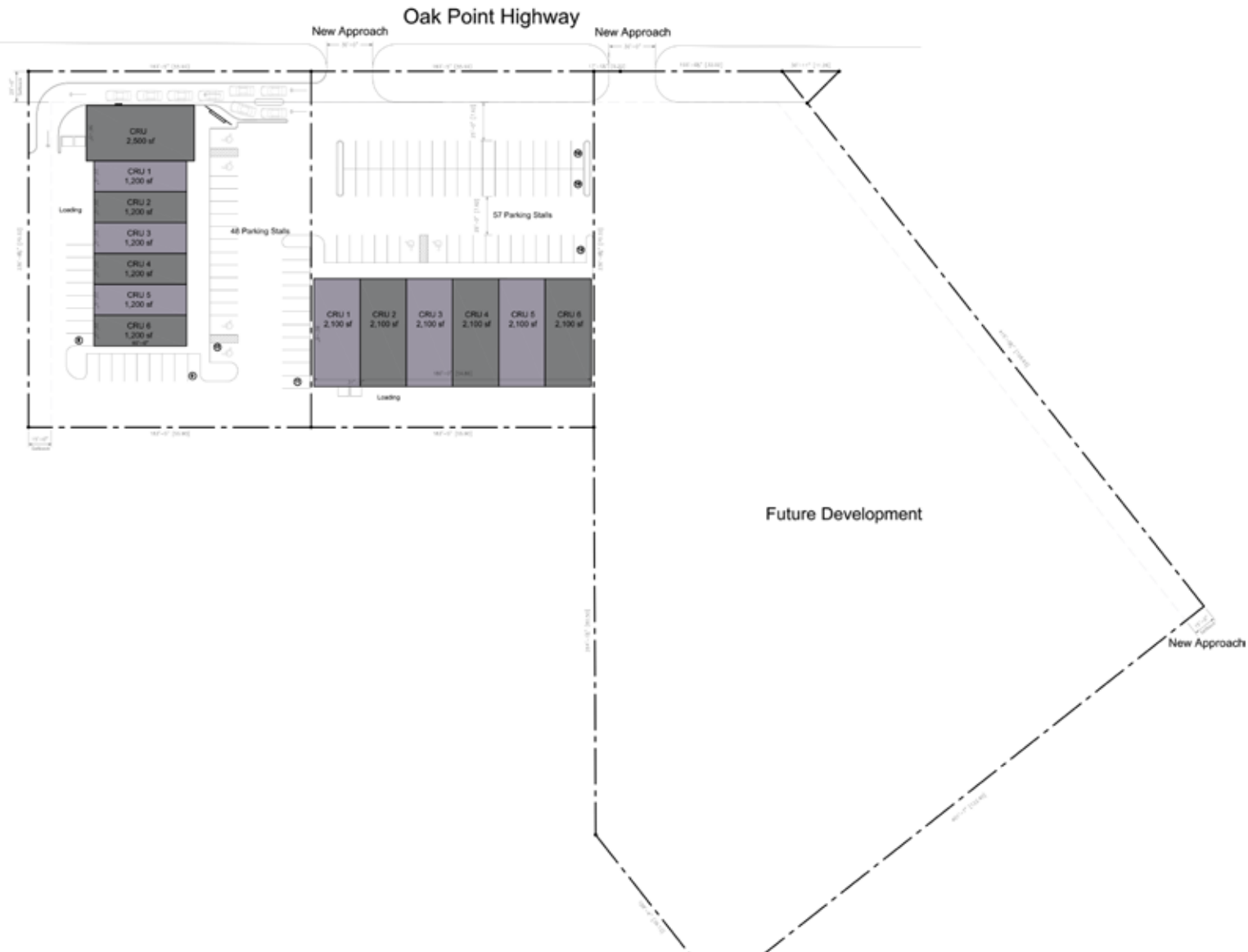
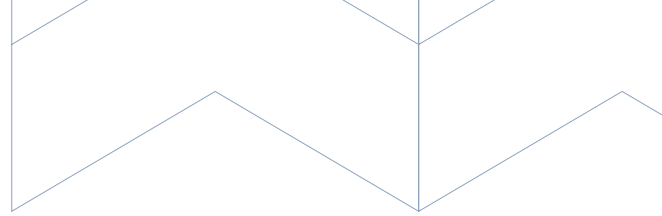
TO MAJOR TRANSPORTATION
ROUTES

For Lease



250 Oak Point Highway, Winnipeg, Manitoba
[iciproperties.com](https://www.iciproperties.com)

Site Plan





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