



700 King Edward Street West, Winnipeg, Manitoba

# Industrial Storage/Warehouse on Major Trucking Route

For Lease





## Property Details

**+/- 4,000 to 40,000 sq. ft.**

AVAILABLE SPACE

**\$9.00 to \$12.00/sq. ft.**

NET LEASE RATE

**\$5.95/sq. ft.**

CAM & TAX (EST. 2026) (INCLUDES UTILITIES)

**M2 - Manufacturing General**

ZONING

**5 Loading Docks**

**5 Grade Level Doors**

LOADING

## Features

- Flexible lease terms available
- Ideally located next to Winnipeg James Armstrong Richardson International Airport and within CentrePort Canada
- Various unit sizes available
- Easy access to major transportation routes via King Edward and Berry Street
- Ample on-site parking with power
- 5 loading docks and 2 grade level doors plus 3 additional grade doors accessible from Berry Street



## Highlights



**Prominently**  
LOCATED ON  
KING EDWARD STREET



**Excellent**  
LOADING/UNLOADING  
OPTIONS



**Access**  
TO MAJOR  
TRANSPORTATION ROUTES



**Ample On-site**  
PARKING AVAILABLE

**For Lease**



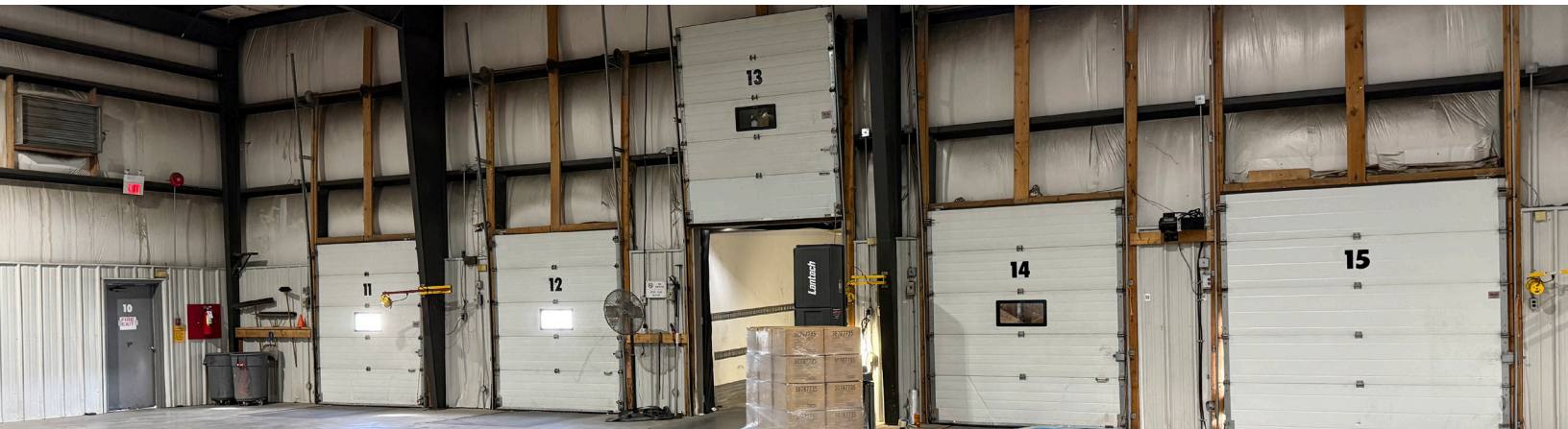
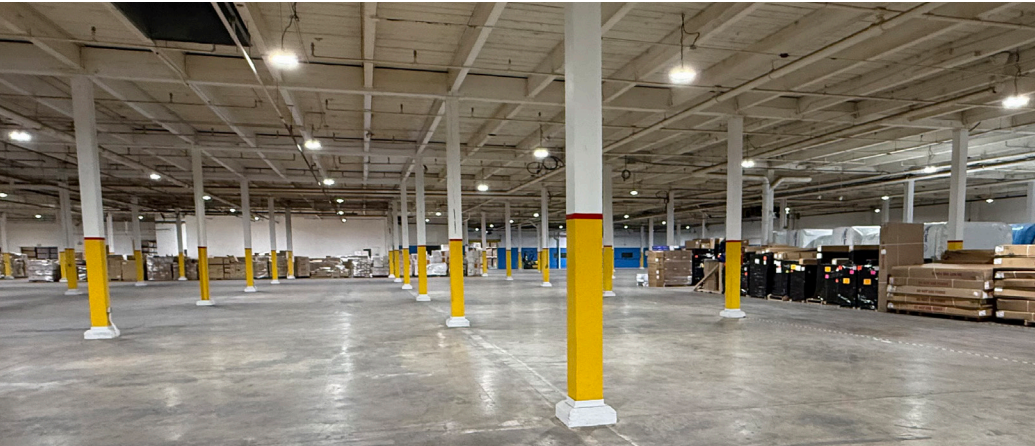
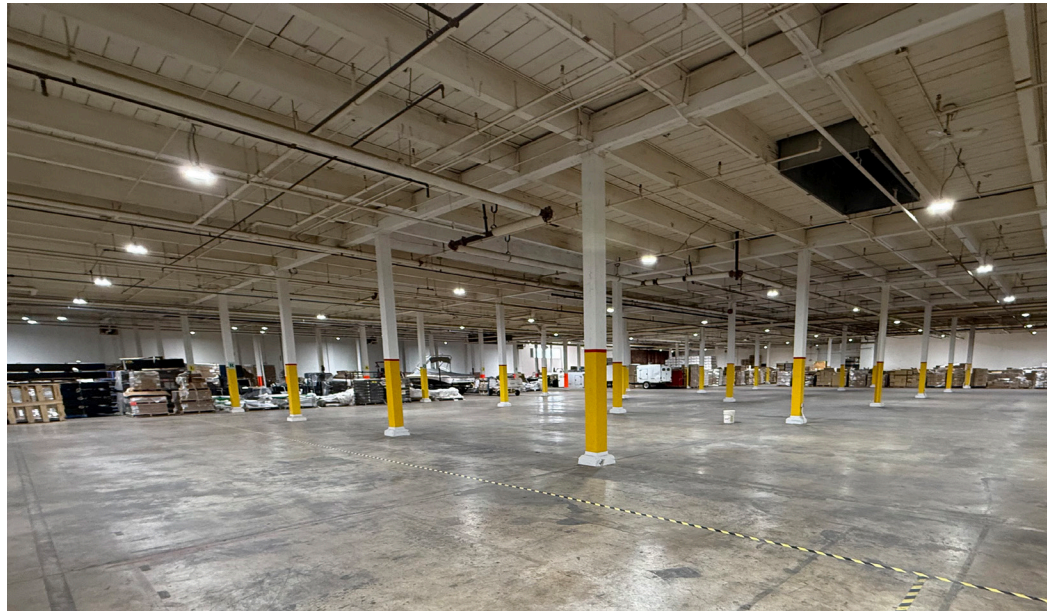
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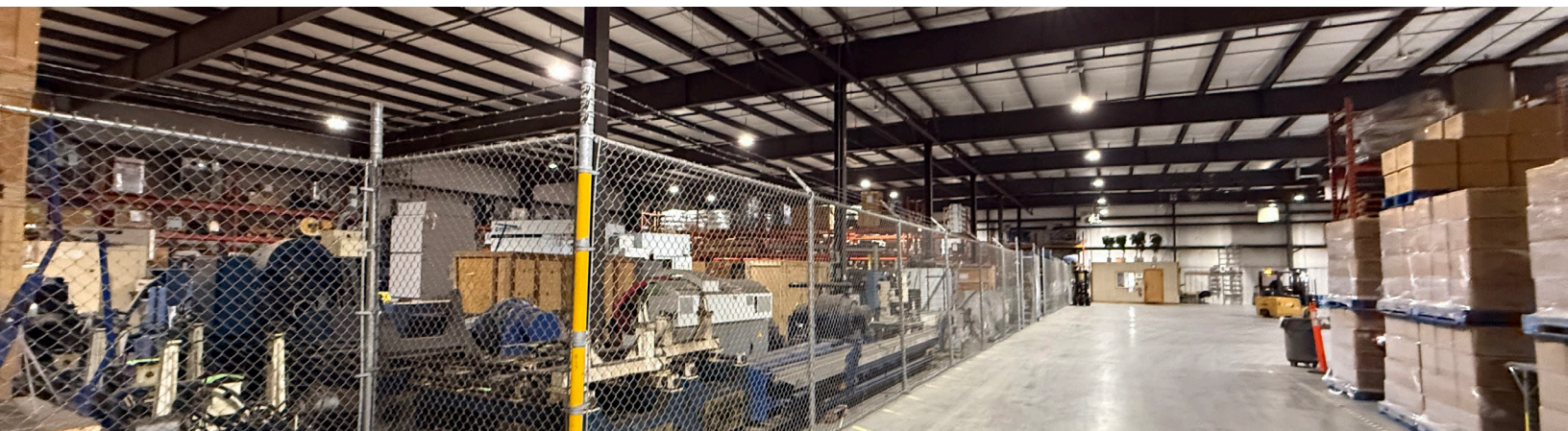
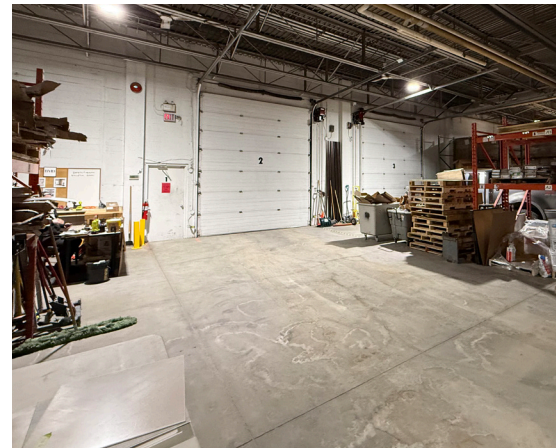
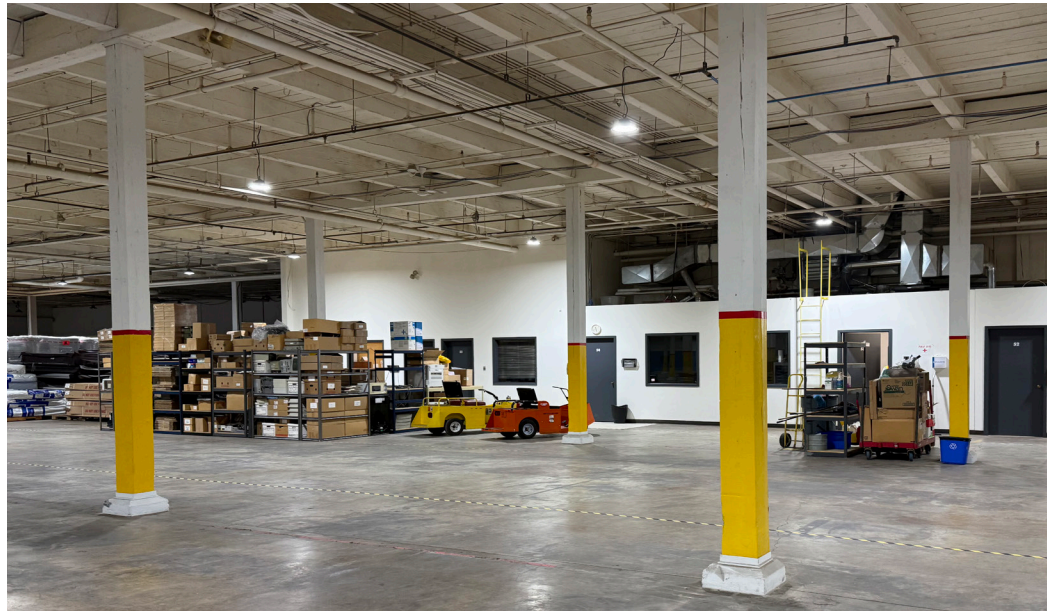
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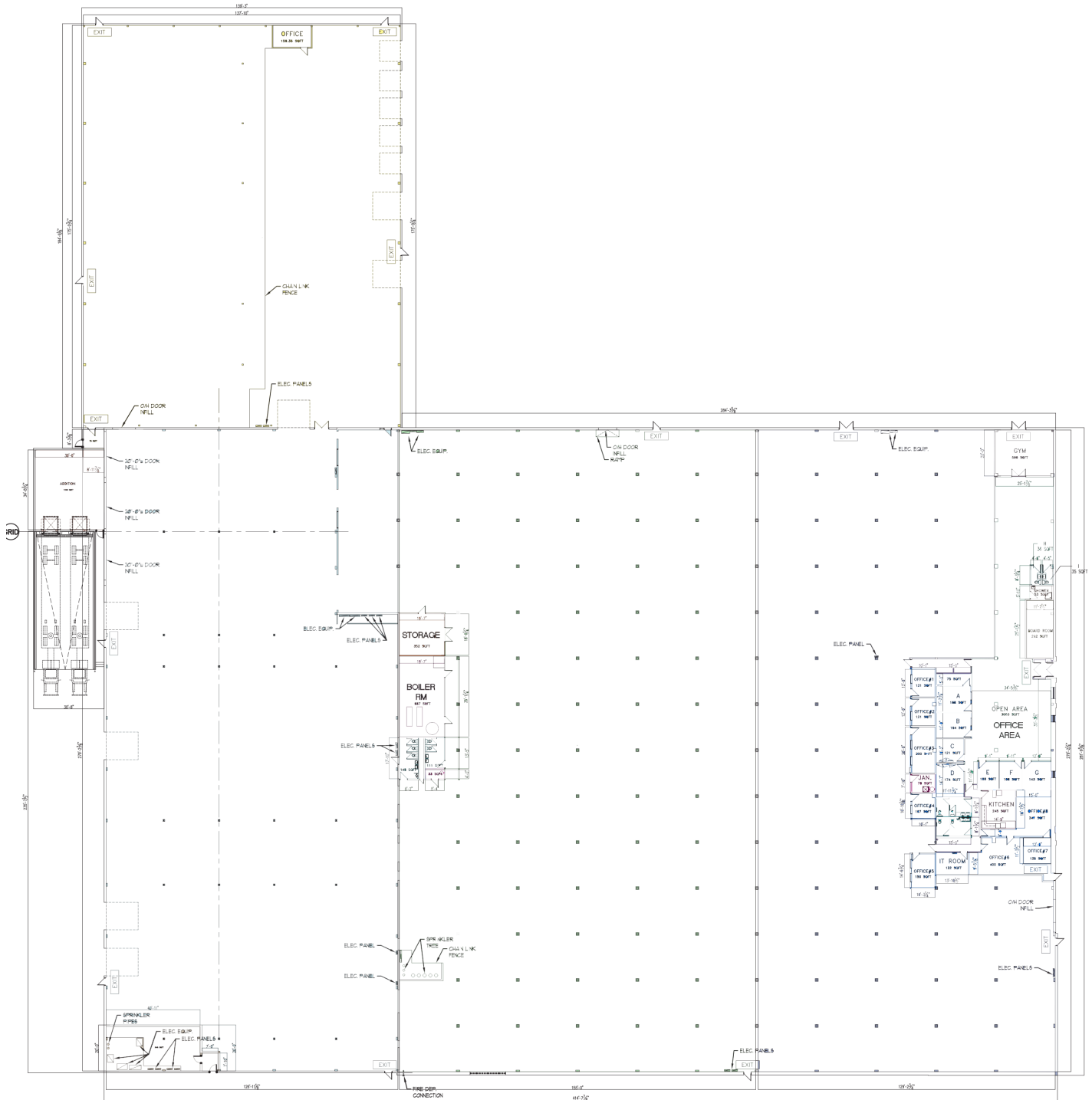


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# Floor Plan



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**LEGEND**

- |                                    |                                |
|------------------------------------|--------------------------------|
| 1. Winnipeg International Airport  | 18. Winners Home Sense         |
| 2. Torque Brewing                  | PF Chang's                     |
| 3. Costco                          | 19. Toys R Us                  |
| 4. Real Canadian Superstore        | 20. Canad Inns Polo Park       |
| 5. Rona+                           | 21. Home Depot                 |
| 6. Leon's Furniture                | Chapters                       |
| 7. Half Pint Brewing               | Dollarama                      |
| 8. Speedworld                      | 22. Marshalls                  |
| 9. Dufresne Furniture & Appliances | Mark's                         |
| 10. Wholesale Club                 | 23. Scotiabank Theatre         |
| 11. Ashley Furniture               | 24. Canadian Tire              |
| 12. The Brick                      | Oomomo                         |
| 13. Walmart Supercentre            | Boston Pizza                   |
| 14. Staples                        | 25. Safeway                    |
| Giant Tiger                        | 26. Dollarama                  |
| 15. Krazy Bins                     | One Great City Brewing Company |
| 16. Petro Canada                   | Liquor Mart                    |
| 17. Pro Hockey Life                | 27. CF Polo Park               |
| Save-On-Foods                      | 28. Manitoba Blue Cross        |
| Michaels                           | 29. Lincoln Ford               |
| Old Navy                           | 30. Rae & Jerry's              |
| Best Buy                           | 31. Flea Whiskeys              |
|                                    | 32. Barn Hammer Brewing        |

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