



91 Lowson Crescent, Winnipeg, Manitoba

# Prime Industrial Available in Southwest Winnipeg

For Lease



## Property Details

**+/- 19,494 sq. ft.**

BUILDING SIZE

**+/- 1.91 acres**

LAND SIZE

**\$13.95/sq. ft.**

NET RENT

**TBD**

ADDITIONAL RENT (EST. 2025)

**+/- 23' clear**

CEILING HEIGHT

**M3 - Manufacturing**

ZONING

## Features

- Prime industrial property offering an exceptional opportunity for businesses seeking a presence in the heart of southwest Winnipeg
- Expansive yard space to accommodate trailer parking &/or outdoor storage requirements
- Built in 1998, the building includes clean, well lit warehouse space with clear heights of 23'
- Features high-quality, modern office space
- Grade level doors providing drive-thru access
- The site provides unparalleled access to major transportation routes



## Highlights



### Prime Location

IN THE HEART OF  
SOUTHWEST WINNIPEG



### Dominant

BUILDING SIGNAGE  
OPPORTUNITIES



### Great Access

TO PUBLIC TRANSIT



### Excellent On-Site

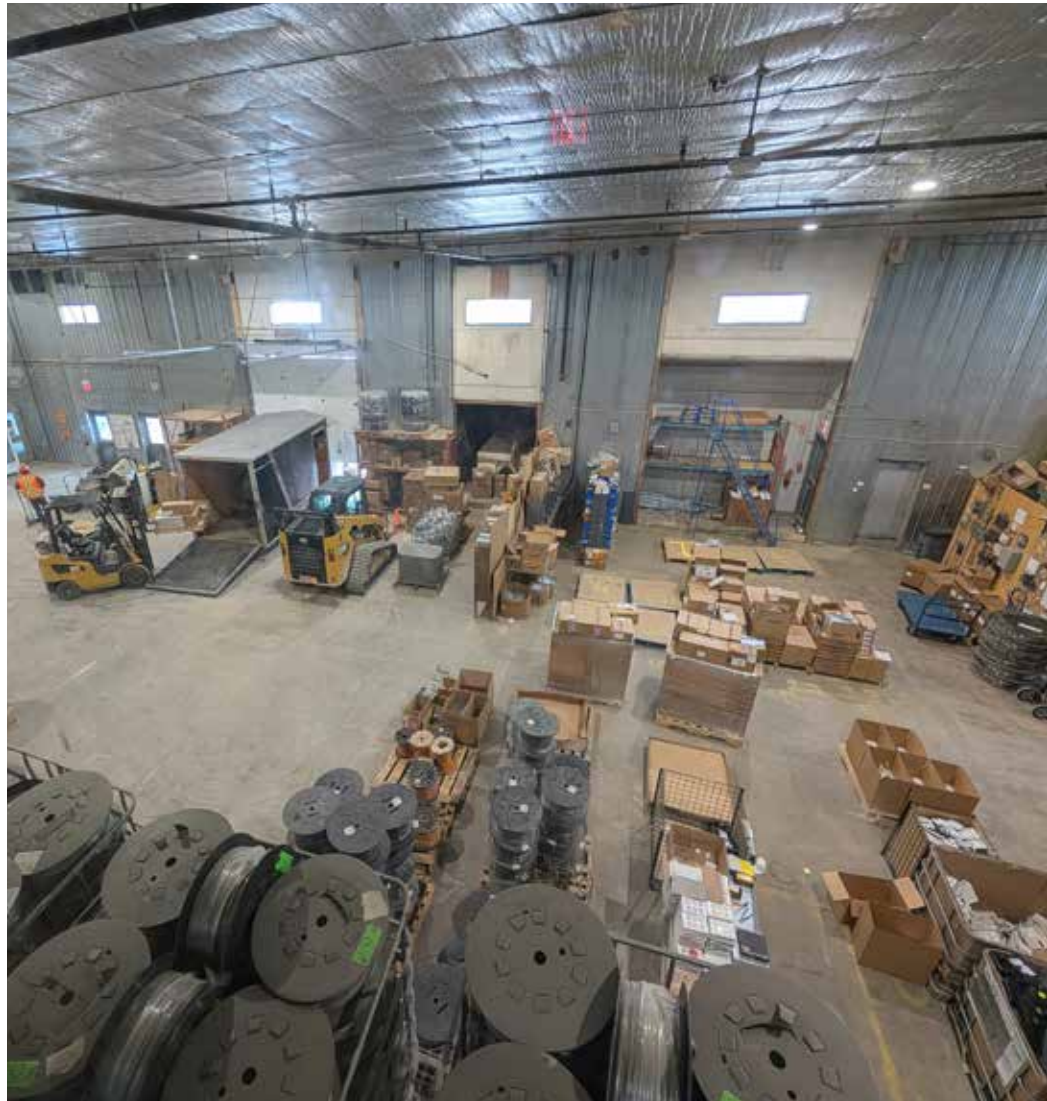
PARKING

**For Lease**

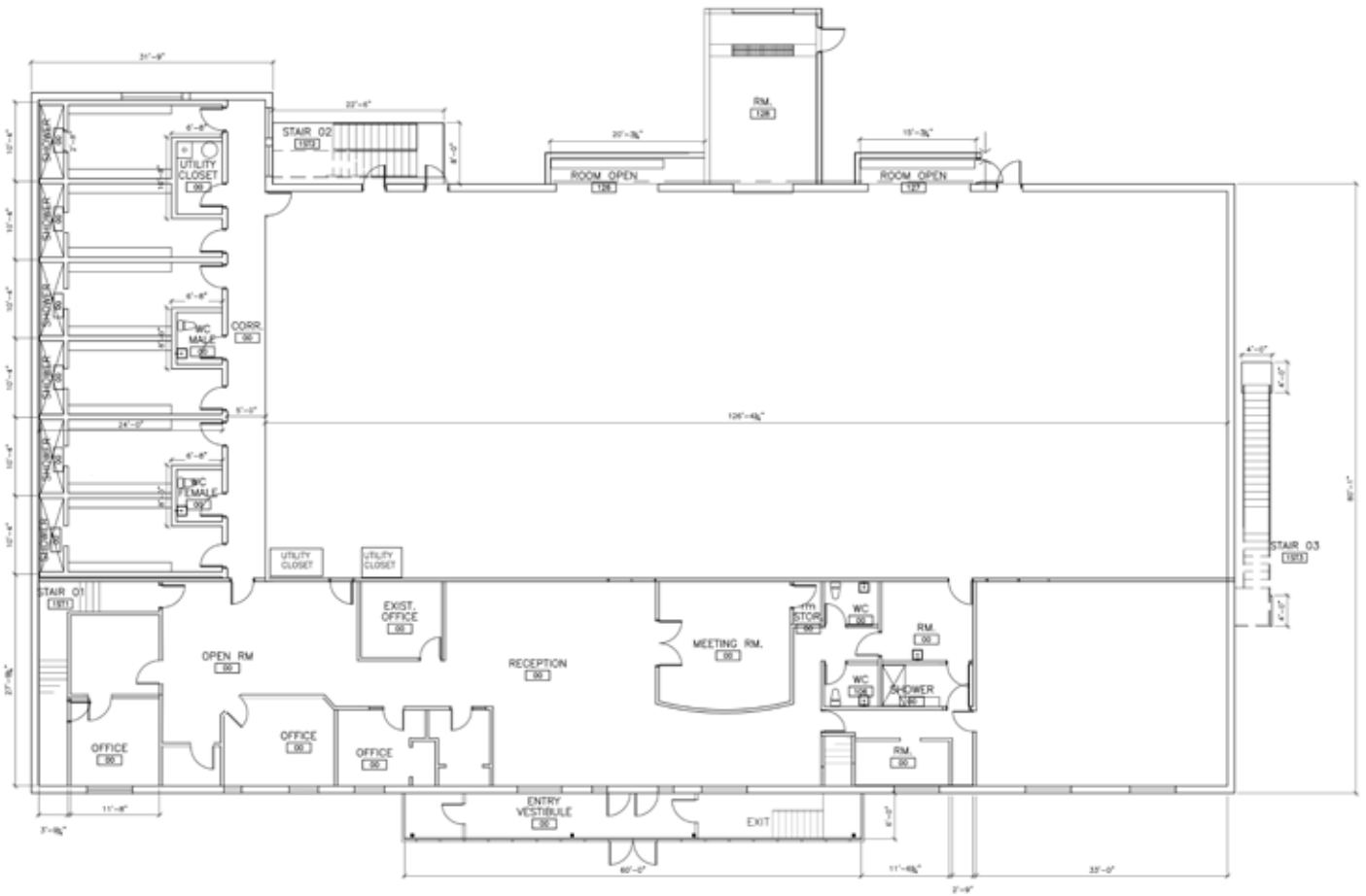


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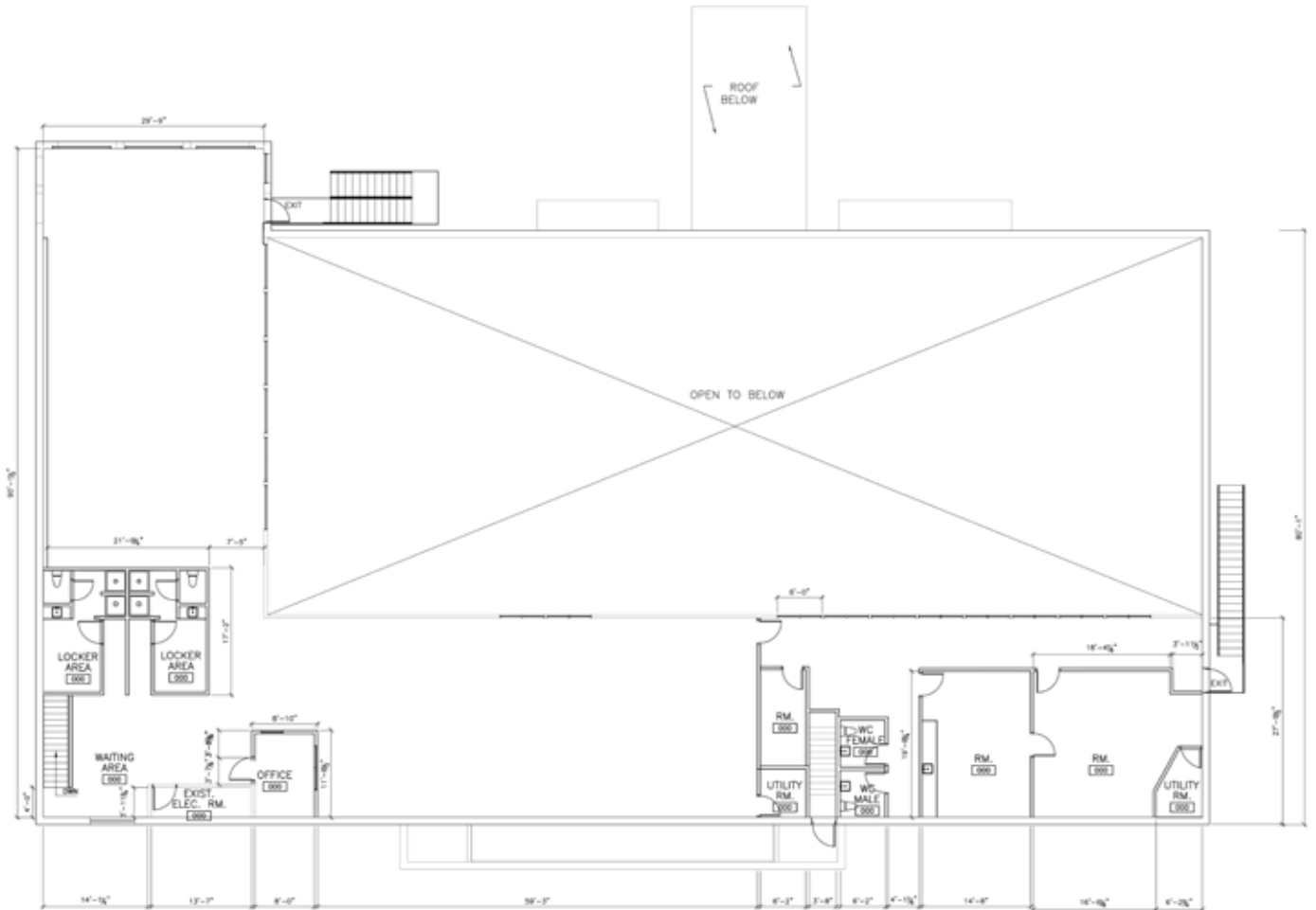




# Main Floor Plan

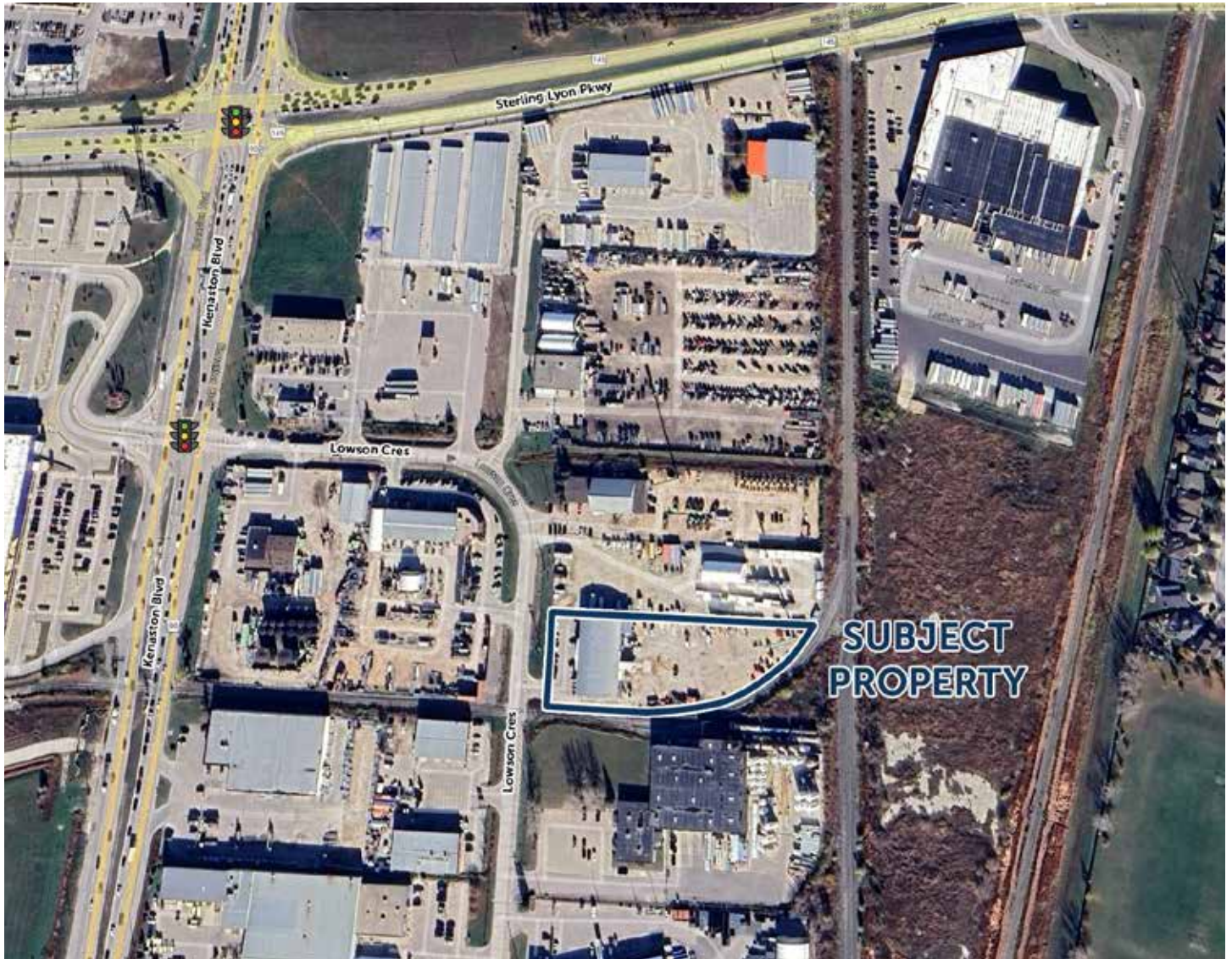


# Second Floor Plan





## Close Up Aerial



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