



FOR LEASE

1455 Clarence Avenue | Winnipeg, MB

15,421 SF Newly Built Industrial

This suburban industrial building is situated in the heart of the popular Fort Garry Industrial Park, fronting Clarence Avenue.

Accelerating success.

Base rent:

\$17.95

PSF

Additional: \$5.50/SF (estimate)

Size:

15,421

SF

Troy Buchanan

Senior Vice President

+1 204 926 3849

troy.buchanan@colliers.com

Murray MacRae

Vice President

+1 204 926 3836

murray.macrae@colliers.com



Property Overview

Newly built industrial units featuring 3 dock loading doors for flexible operations.

The space offers a ±24-foot clear ceiling height, ideal for racking and efficient material handling. Modern construction ensures durability and functionality, making it perfect for warehousing, distribution, or light manufacturing.

Size Available 15,421 SF

Asking Rent \$17.95/SF net

Additional Rent \$5.50/SF (estimate)
Includes management fees

Available Q2 2027



Along major routes



Ample parking



Shell industrial space



Southwest Winnipeg



Great surrounding neighbourhoods



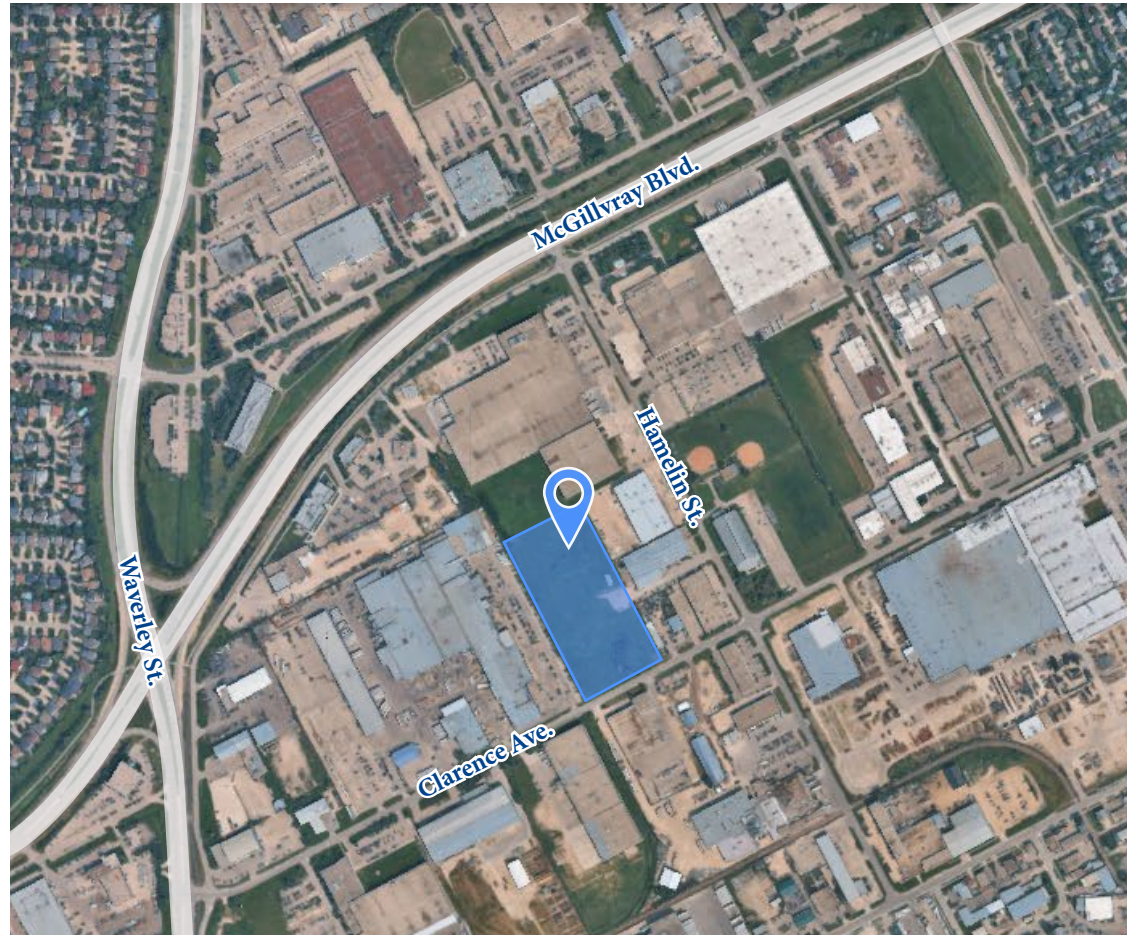
Short drive to amenities



±24' Clear height



3 dock level doors
1 grade level door





Location Overview

Situated in the Fort Garry Industrial Park, this property offers excellent access to major routes including McGillivray Blvd., Waverley St., Pembina Hwy. and Route 90. The area is home to leading industrial and manufacturing companies such as Motor Coach Industries, Pollard Banknote and Smartrend Manufacturing Group, creating a strong business ecosystem. Nearby retail and service amenities at Kenaston and McGillivray provide added convenience for employees and visitors.

DEMOGRAPHICS - 3 KM RADIUS



Current population

154,512



Projected population

166,763



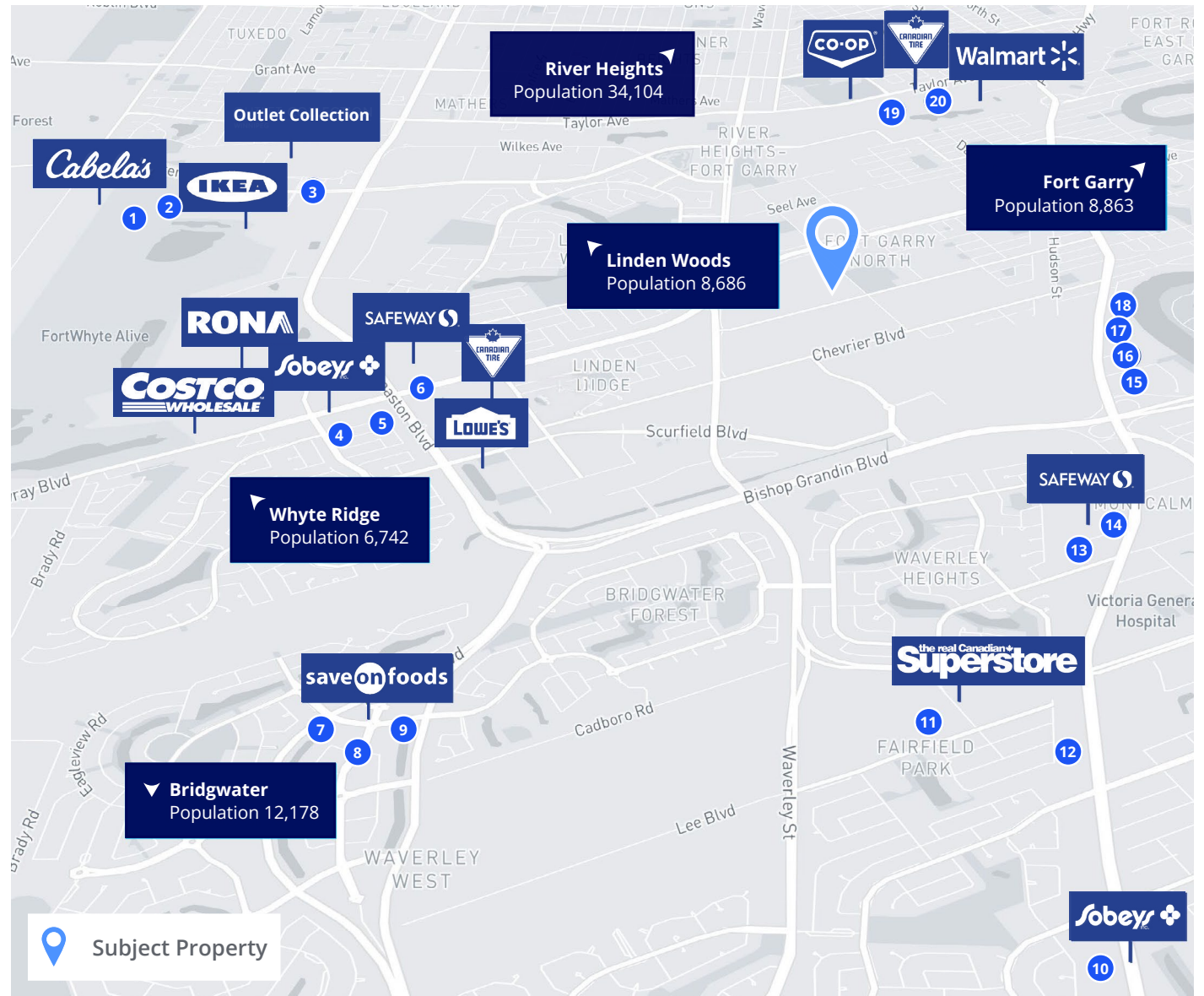
Average household income

\$91,981



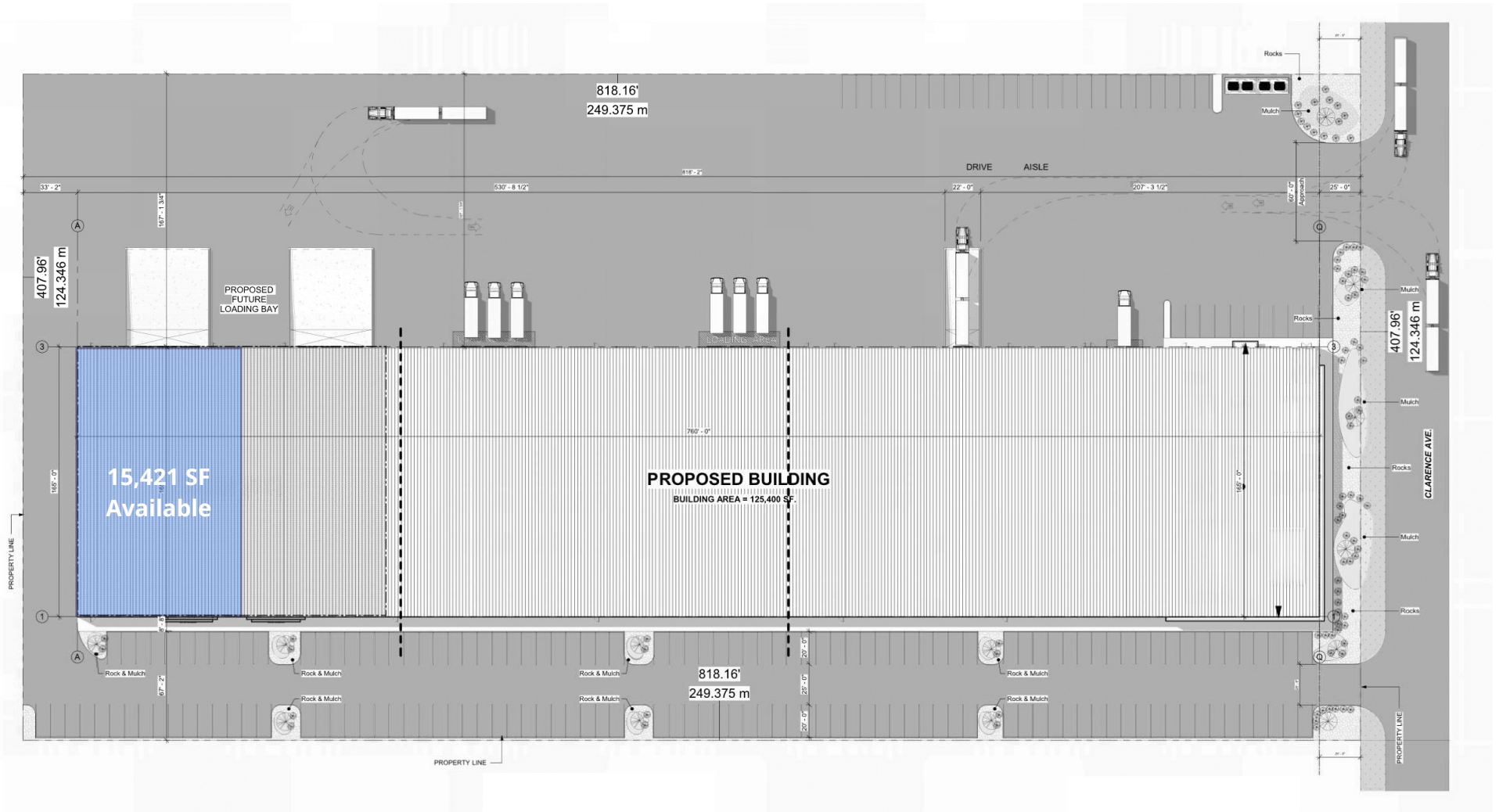
Median age

37.7

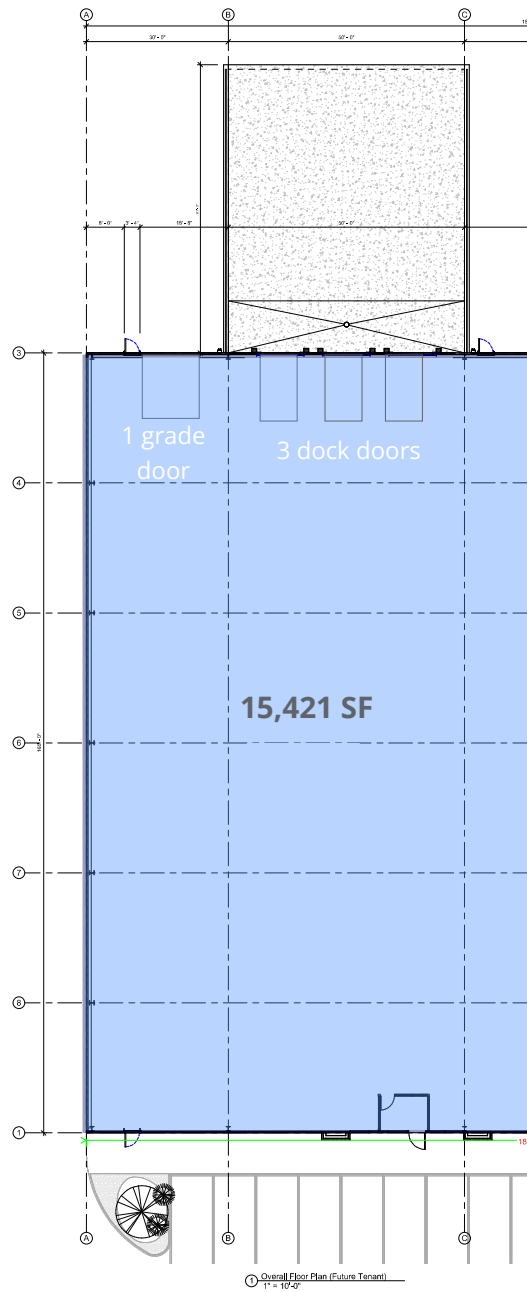


- 1. Tim Hortons
- 2. The Rec Room
- 3. McDonald's
- 4. Indigo
- 5. Shoppers Drug Mart
- 6. Co-Op Gas Bar
- 7. Bridgwater Liquor Mart
- 8. Tim Hortons
- 9. Shoppers Drug Mart
- 10. Liquor Mart
- 11. MPI
- 12. Santa Lucia Pizza
- 13. Giant Tiger
- 14. Winners
- 15. Best Buy
- 16. Staples
- 17. Toys "R" Us
- 18. Canad Inns
- 19. Dollarama
- 20. Sobeys

Site Plan



Floor Plan



Size Available 15,421 SF

Asking Rent \$17.95/SF net

Additional Rent \$5.50/SF (estimate)
Includes management fees

Clear Height 24'

Loading 3 dock level doors
1 grade level door

Available Q2 2027

15,421
square feet available



Accelerating success.

Troy Buchanan

Senior Vice President

+1 204 926 3849

troy.buchanan@colliers.com

Murray MacRae

Vice President

+1 204 926 3836

murray.macrae@colliers.com

330 St. Mary Ave, Suite 660
Winnipeg, MB R3C 3Z5



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Pratt McGarry Inc. o/a Colliers International