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1239



1239 Manahan Avenue, Winnipeg, Manitoba

Industrial Space in the Southwest of Winnipeg

For Sublease 

Property Details

+/- 1,906 sq. ft.

UNIT SIZE

\$4,014.19

GROSS MONTHLY RENT (2026)

M2 - Manufacturing General

ZONING

13' - 14'

CEILING HEIGHT

10' x 12' Grade Door

LOADING

6 Dedicated Spaces

PARKING

Immediately

AVAILABLE

Features

- Southwest Winnipeg industrial unit suitable for welding, fabrication or warehouse use
- Main floor industrial space of approximately $\pm 1,634$ SF
- Second floor features ± 272 SF office space with access to washroom and shower
- Main floor layout includes 3 private offices, bathroom, and open warehouse area
- Concrete floors and 13'–14' ceilings constructed with durable 8" hollow core
- 10' x 12' grade loading door with access to rear lane and parking
- Air exchange units already installed
- High power service (600Y/347V, 3 Phase, 4 wire) plus additional subpanel
- Headlease expires June 30, 2028
- Located in Fort Garry Industrial Park in southwest Winnipeg
- Close to Chevrier Boulevard and Pembina Highway, providing strong connectivity
- Walking distance to Winnipeg Rapid Transit and active transportation routes
- Surrounded by established industrial and service commercial businesses

Highlights



Located

IN FORT GARRY
INDUSTRIAL PARK



Oversized

LOADING DOORS



Great access

TO PUBLIC TRANSIT



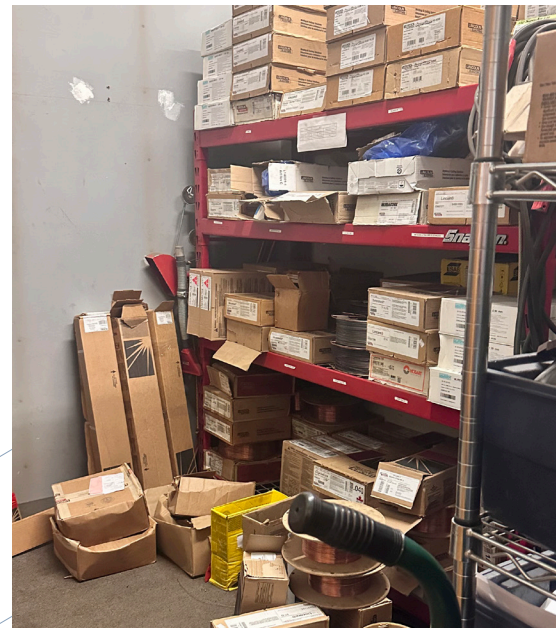
On-Site Parking

AVAILABLE

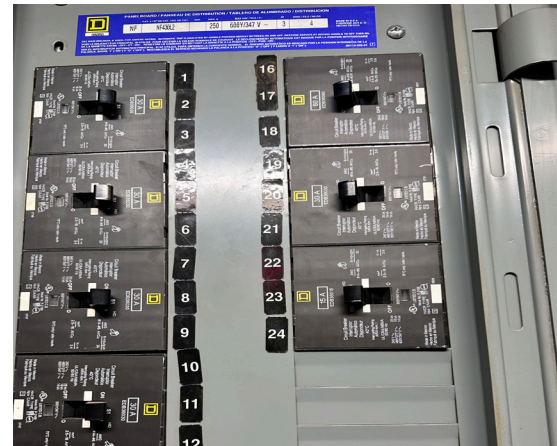
Second Floor Office

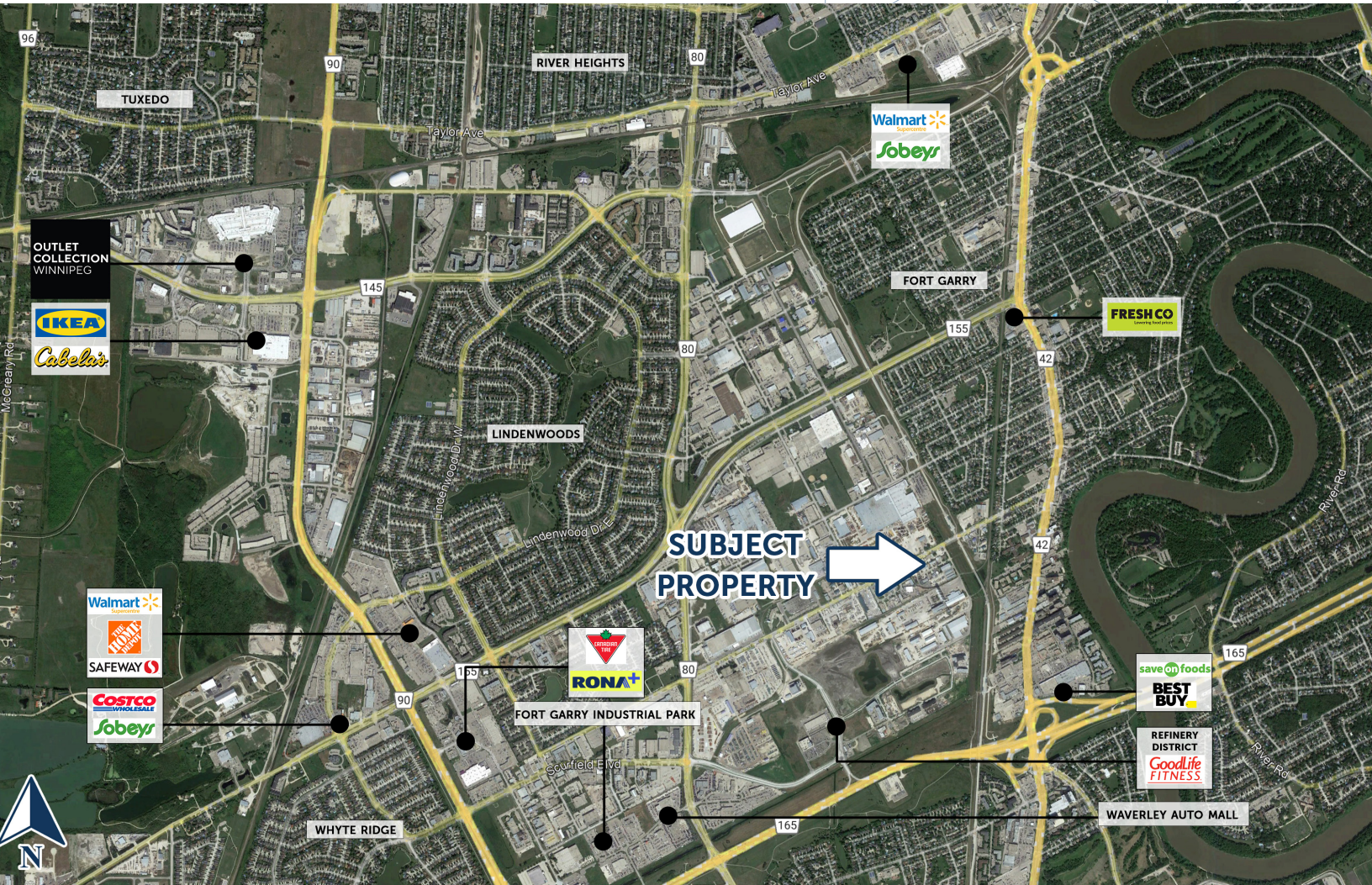


Main Floor Warehouse









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