



112-114 King Edward Street, Winnipeg, Manitoba

Prime Industrial / Showroom on Busy Thoroughfare

For Lease



Property Details

+/- 4,000 - 8,000 sq. ft.

UNIT SIZE

\$12.95/sq. ft.

NET LEASE RATE

\$5.78/sq. ft.

ADDITIONAL RENT (EST. 2026) (INCLUDES 5% MANAGEMENT FEE)

13' clear

CEILING HEIGHT

2 - Dock doors - 10' x 10'

LOADING

+/- 9 surface stalls

PARKING

M1 - Light Industrial

ZONING

Features

- Move in ready space with flexible partial office buildout including reception, boardroom and kitchenette.
- Ideal for various uses with existing features for office, showroom and light industrial
- Features dock loading capabilities, providing ease of access for shipping and receiving, enhancing tenant operational efficiency
- Prime location situated in the heart of Winnipeg's St. James industrial hub, the property offers excellent access to major transportation routes and nearby amenities, including the Winnipeg International Airport, making it an ideal location for distribution and logistics



Highlights



Prominently

LOCATED ON
KING EDWARD STREET



Excellent

BUILDING SIGNAGE
OPPORTUNITIES



Access

TO PUBLIC TRANSIT

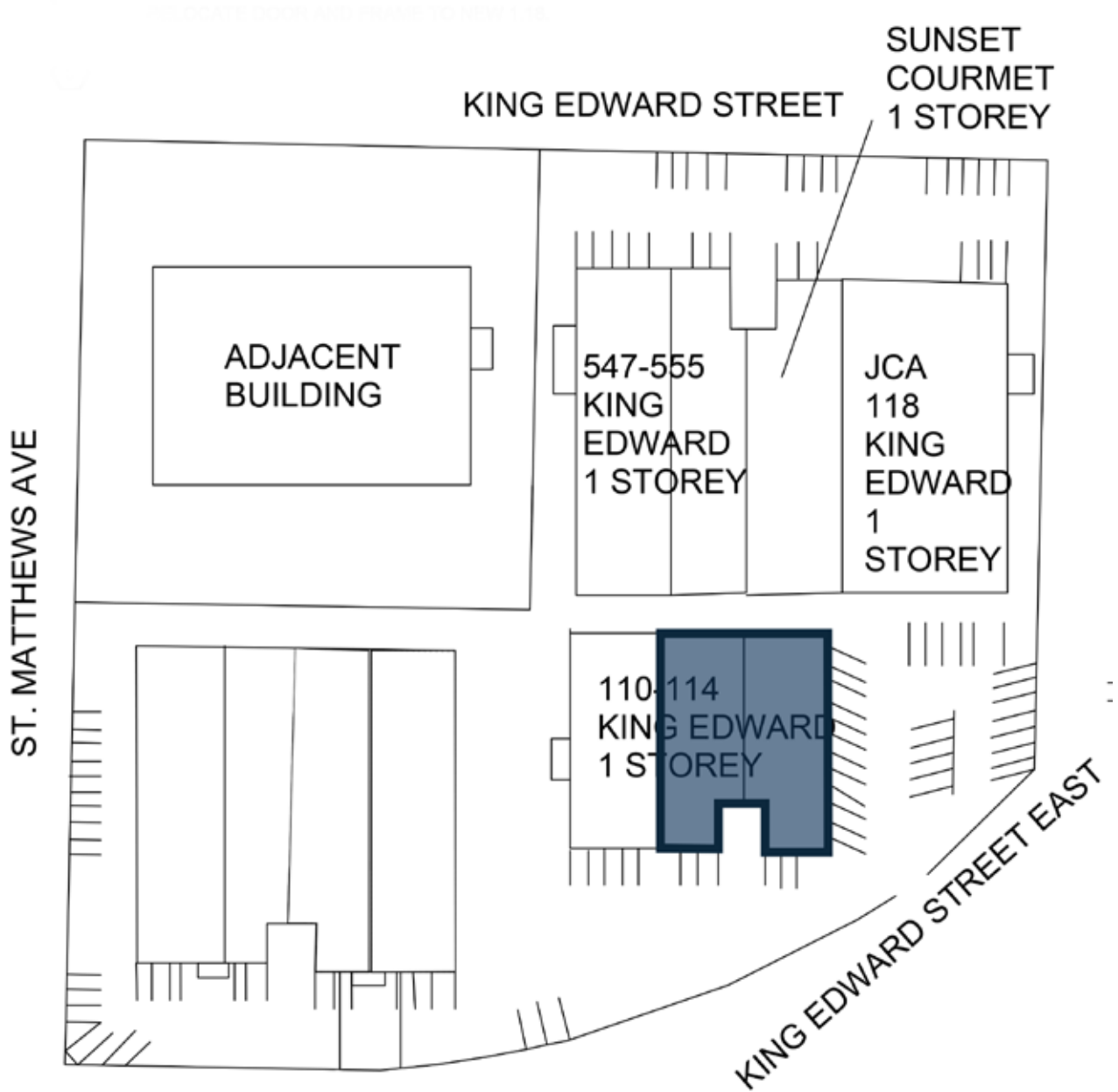


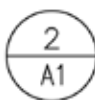
On-site

PARKING AVAILABLE



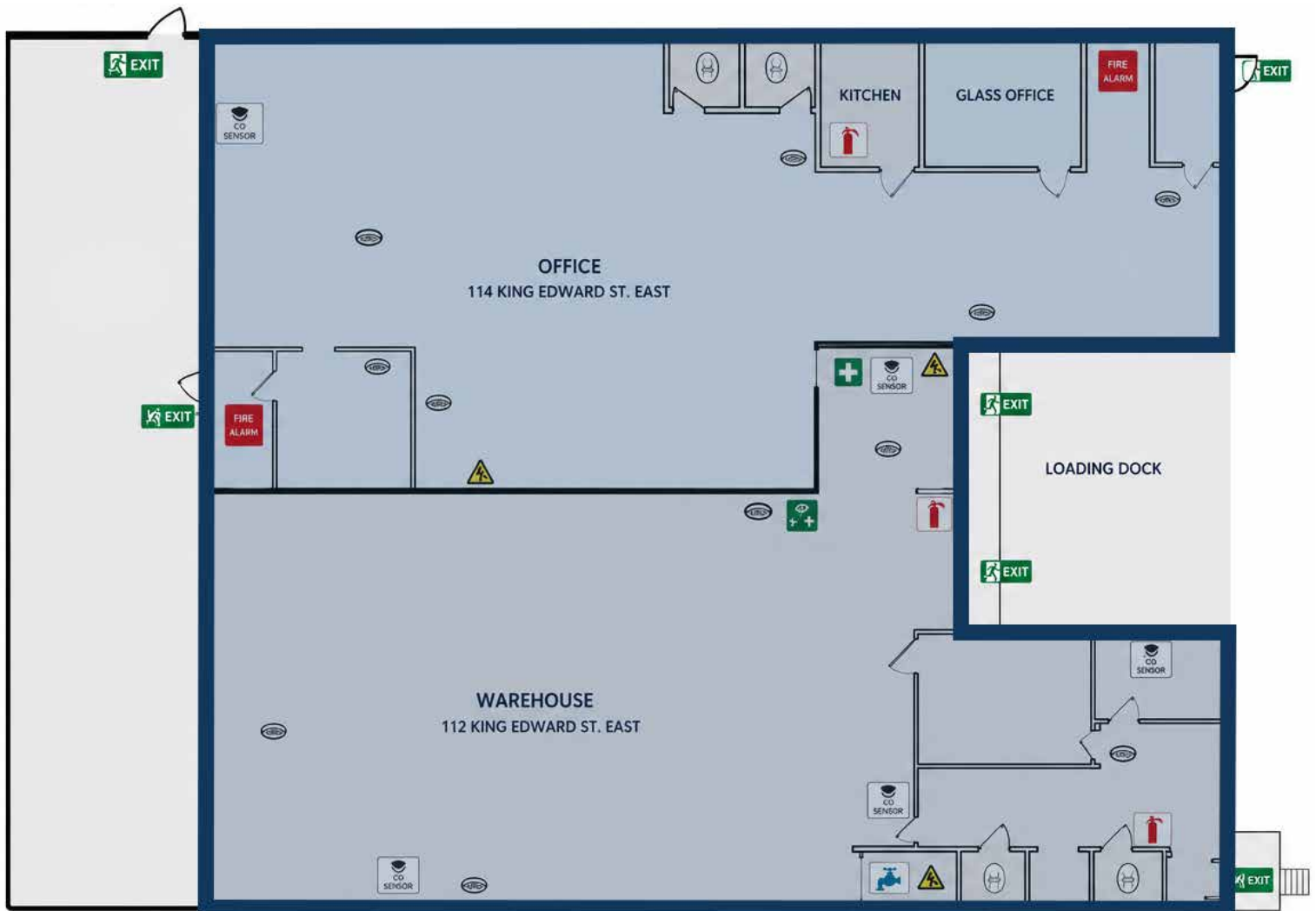
Site Plan



 **SITE PLAN**
SCALE: NOT TO SCALE



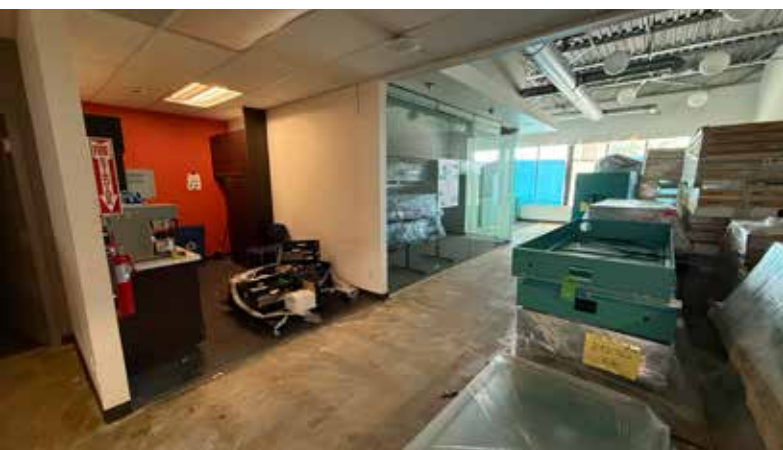
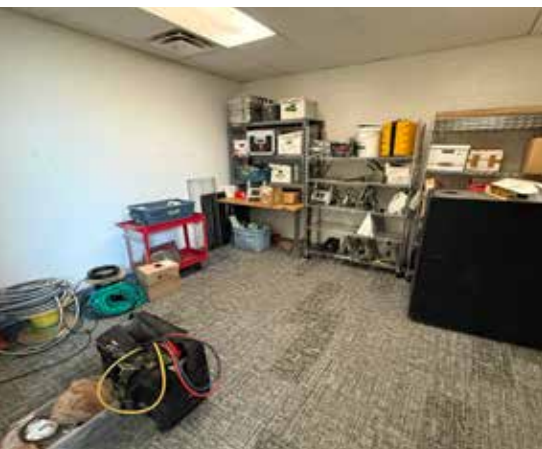
Floor Plan

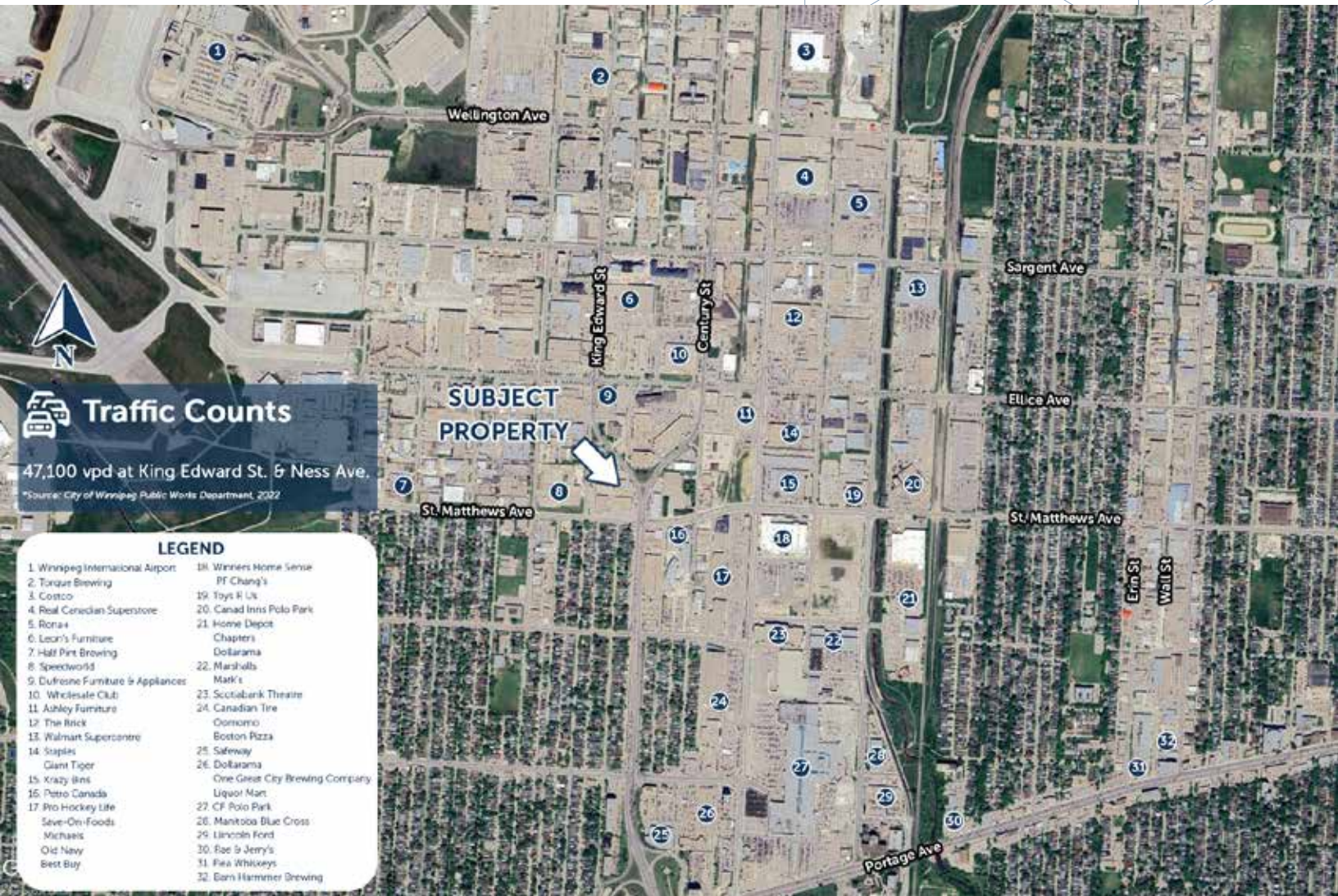


**Floor plan is not to scale and is for illustration purposes only.*









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