



791 Marion Street, Winnipeg, Manitoba

# Freestanding Industrial Building

For Lease



## Property Details

**+/- 11,180 sq. ft.**

BUILDING SIZE

**\$9.95/sq. ft.**

NET LEASE RATE

**\$3.95/sq. ft.**

ADDITIONAL RENT (EST. 2024)

**225 amp**

POWER

**3 grade overhead doors**

LOADING

**18' clear**

CEILING HEIGHT

**M3 - Manufacturing Heavy**

ZONING

## Features

- Main floor consists of reception/waiting area, wash-rooms at the front and warehouse at the back
- Mezzanine includes open office area, lunchroom, private office and file room
- Heating/cooling HVAC in office area and suspended gas heaters in warehouse
- Opportunity for small compound space
- Great exposure and visibility
- Strategically positioned on Marion Street, providing excellent visibility and accessibility for logistics and distribution operations
- Close proximity to major transportation routes including Lagimodiere Boulevard, Dugald Road & Perimeter Highway allowing efficient transportation of goods



## Highlights



### Located

IN THE MISSION  
INDUSTRIAL PARK



### Excellent Access

TO MAJOR TRANSPORTATION  
ROUTES



### Ideally Suited For

DISTRIBUTION OR  
MANUFACTURING



### On-site

PARKING AVAILABLE



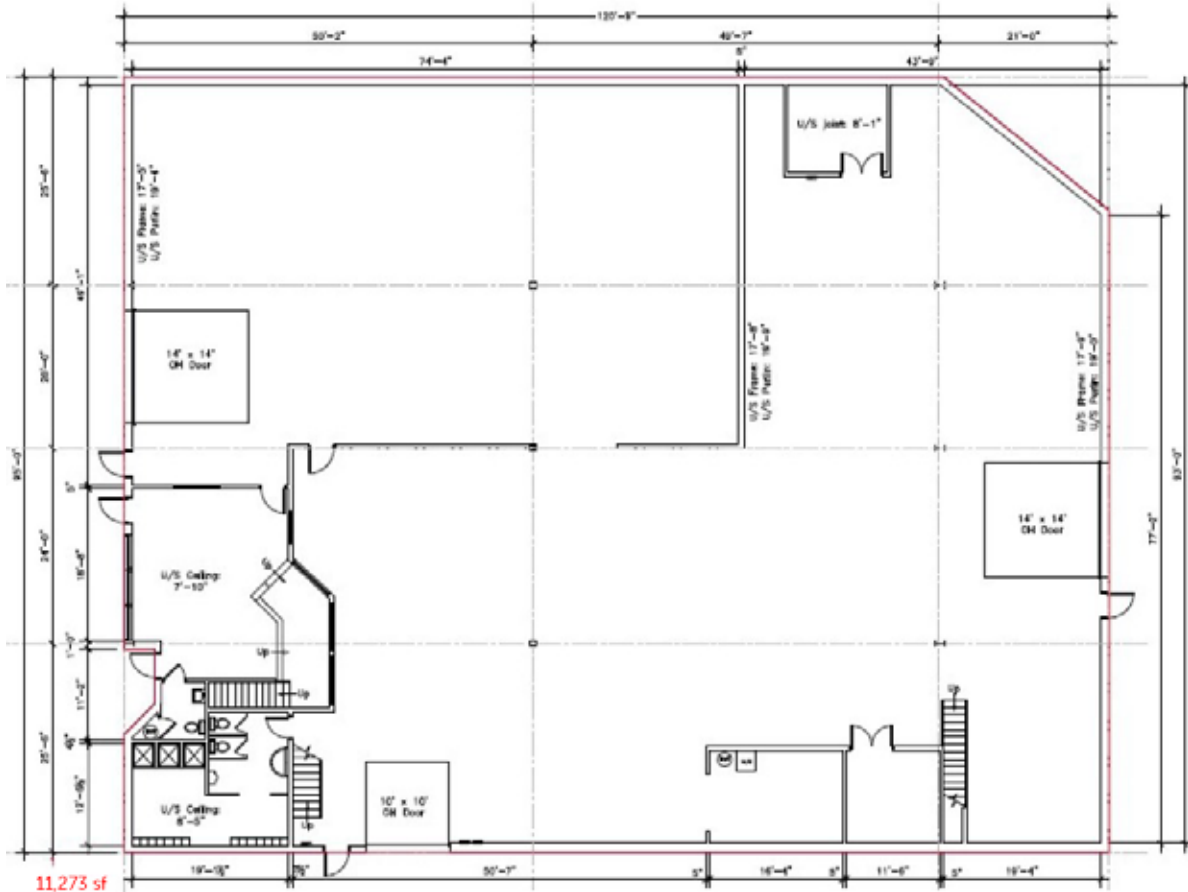


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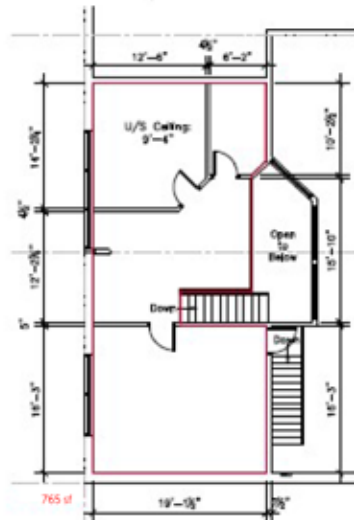


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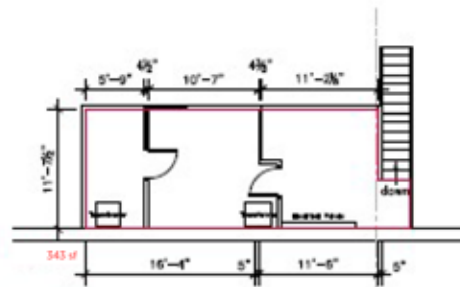
# Floor Plan



Main Floor Plan



Mezzanine 1 Plan



Mezzanine 2 Plan





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