

**FOR LEASE**

# **895 Century Street**

WINNIPEG, MB



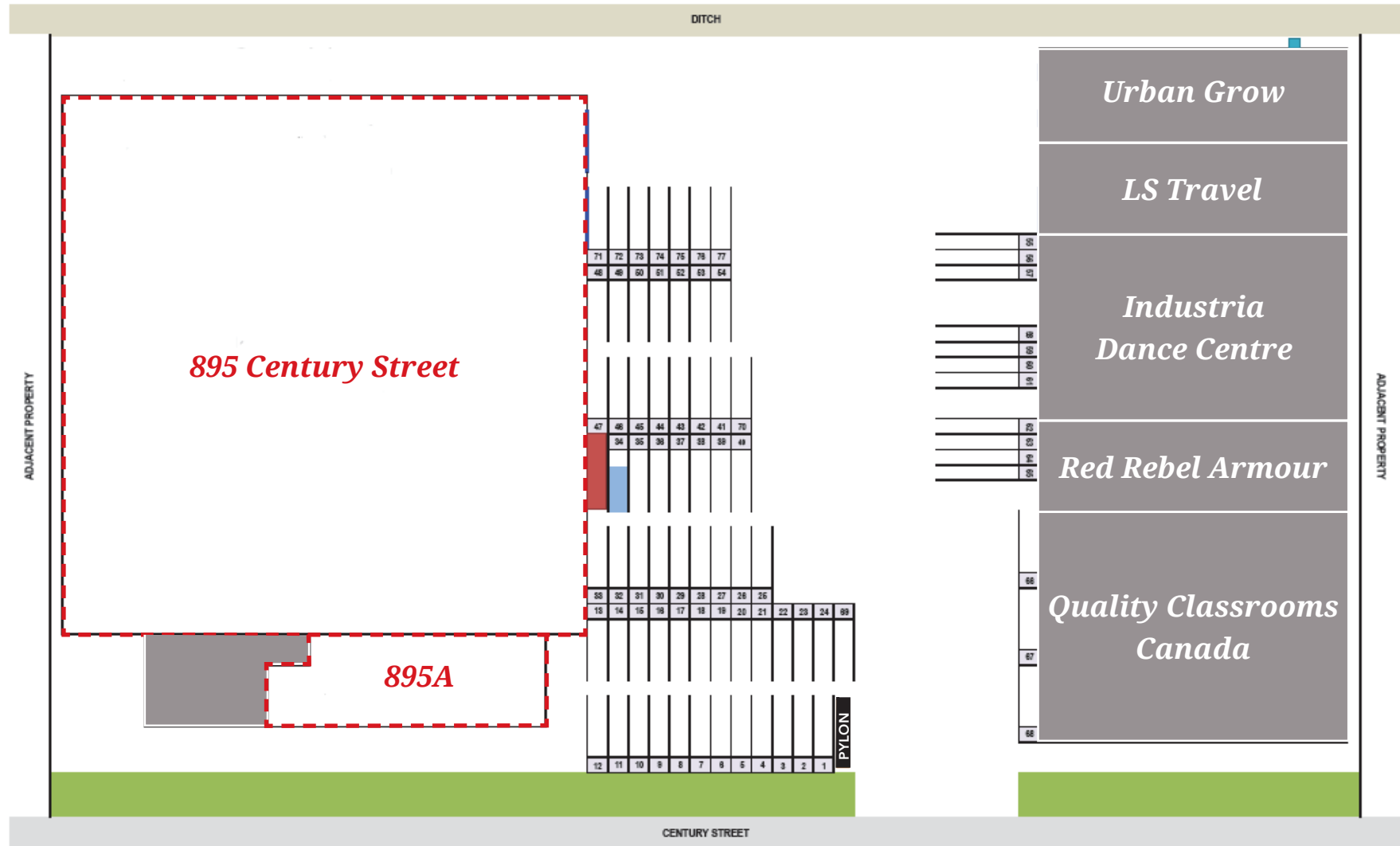
COMMERCIAL REAL ESTATE  
SERVICES INC.

*~ High-Profile Warehouse & Office Opportunities ~*



# 895 Century Street

## Site Plan



### **895 Century Street**

AVAILABILITY (+/-)

895A: 2,171 sq. ft.

895: 31,022 sq. ft.

### **891 Century Street**

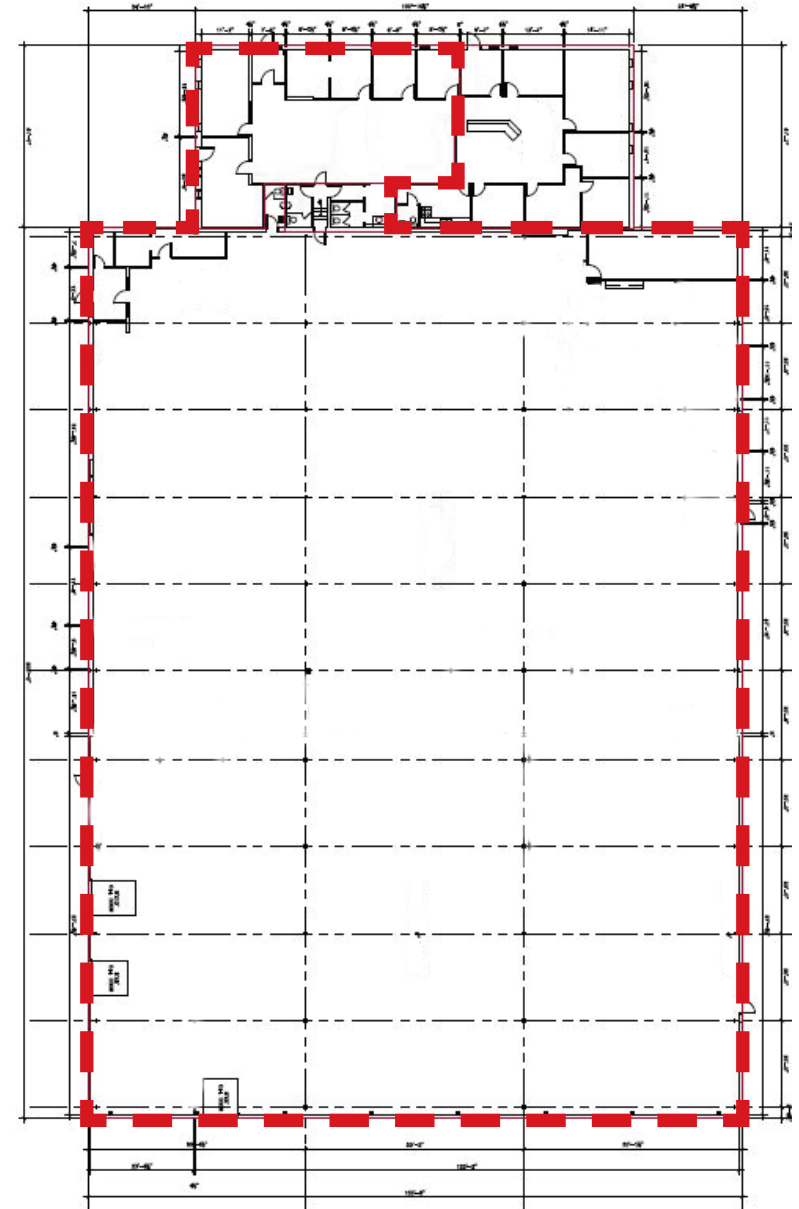


# 895 Century Street

## Property Details

LAND AREA (+/-)	2.25 acres
TOTAL BUILDING AREA (+/-)	35,033 sq. ft.
AREA AVAILABLE (+/-)	33,193 sq. ft.
AVAILABLE	Immediately
CEILING HEIGHT	12' ft. - 18' ft.
ZONING	M2 - Manufacturing General
ASKING NET RENT	\$7.95 per sq. ft.
ADDITIONAL RENT (est. 2024)	\$3.76 (plus utilities and mgmt. fee equal to 5% Net Rent)
PARKING STALLS (+/-)	77 stalls total
ZONING	M2 - Industrial

## Floor Plan



# 895 Century Street

## Property Details

AREA AVAILABLE (+/-)	31,022 sq. ft.
AVAILABILITY	Immediately
ASKING NET RENT	\$7.95 per sq. ft. per annum
ADDITIONAL RENT (est. 2024)	\$3.76 (plus utilities and mgmt. fee equal to 5% Net Rent)
LOADING	2 Dock Loading Doors
ZONING	M2 - Manufacturing General



## *Property Highlights*

- The site is in the St. James Industrial Park and on a high-exposure artery in Winnipeg with a daily traffic count of 23,400 vehicles per day
- The location benefits from its proximity to many national retailers within the Polo Park retail node, is near the Winnipeg James Armstrong Richardson International Airport and is surrounded by a mix of needs-based retailers and industrial tenants
- The Property offers premium visibility and access directly off Century Street and directly south of Saskatchewan Avenue providing easy access to surrounding communities
- Ample on-site parking for staff and visitors is located directly adjacent to each unit
- Excellent prominent building signage opportunities available

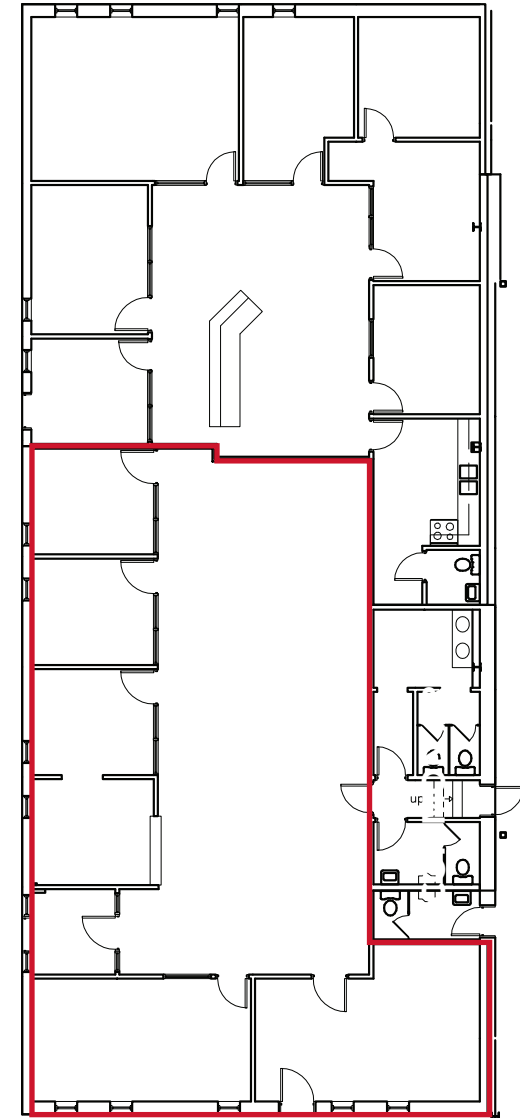
# 895 Century Street

## Property Details

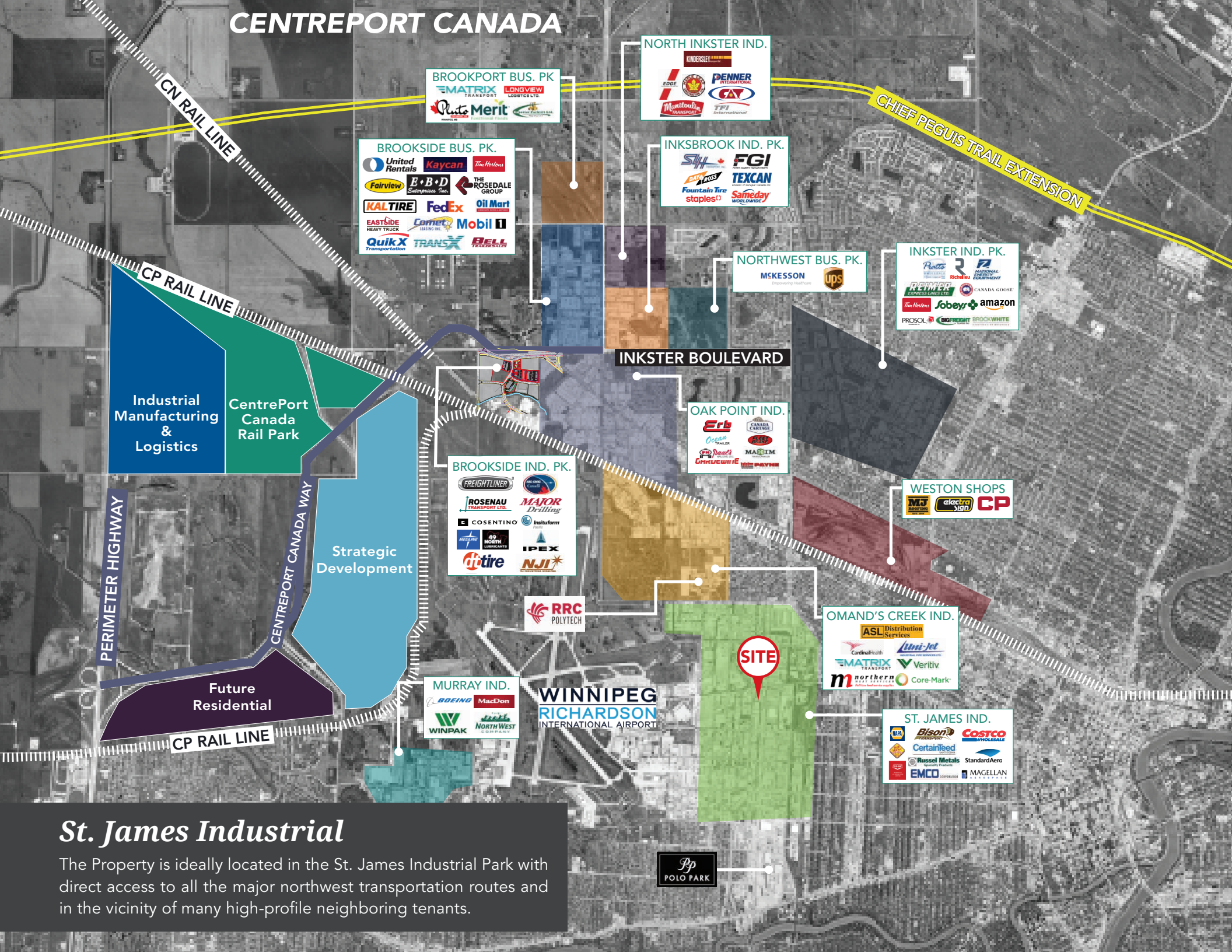
AREA AVAILABLE (+/-)	2,171 sq. ft.
AVAILABILITY	Immediately
ASKING NET RENT	\$15.00 per sq. ft. per annum
ADDITIONAL RENT (est. 2024)	\$3.76 (plus utilities and mgmt. fee equal to 5% Net Rent)
ZONING	M2 - Manufacturing General



## Floor Plan



# CENTREPORT CANADA



## St. James Industrial

The Property is ideally located in the St. James Industrial Park with direct access to all the major northwest transportation routes and in the vicinity of many high-profile neighboring tenants.



# 895 Century Street



## *Surrounding Industrial Landscape*

891 & 895 Century Street is located east of the Winnipeg James Armstrong Richardson International Airport and is close to all the significant industrial developments in Northwest Winnipeg.



# 895 Century Street



## Surrounding Retail Landscape

891 & 895 Century Street is located just north of Winnipeg's main shopping destination, less than 1km away from CF Polo Park which draws 10,300,000 visitors annually.



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