

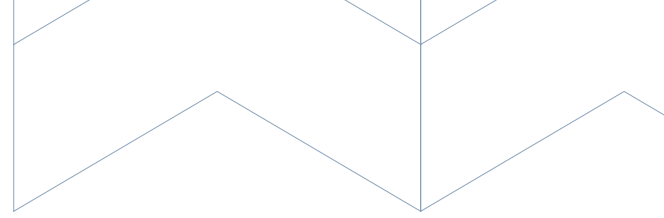


549 King Edward Street West, Winnipeg, Manitoba

Prime Industrial/Showroom on Busy Thoroughfare

For Lease





Property Details

+/- 6,030 sq. ft.

UNIT SIZE

\$11.95/sq. ft.

NET LEASE RATE

\$5.39/sq. ft.

ADDITIONAL RENT (EST. 2025) (INCLUDES 5% MANAGEMENT FEE)

1 - Dock Door

LOADING

M1 - Light Manufacturing

ZONING

Features

- Well-maintained move-in ready unit, with flexible configuration making the unit well-suited for various industrial uses, including warehousing, manufacturing, or showroom purposes
- Features dock loading capabilities, providing ease of access for shipping and receiving, enhancing operational efficiency for tenants
- 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 & PYLON
SIGNAGE OPPORTUNITIES



Access

TO PUBLIC TRANSIT

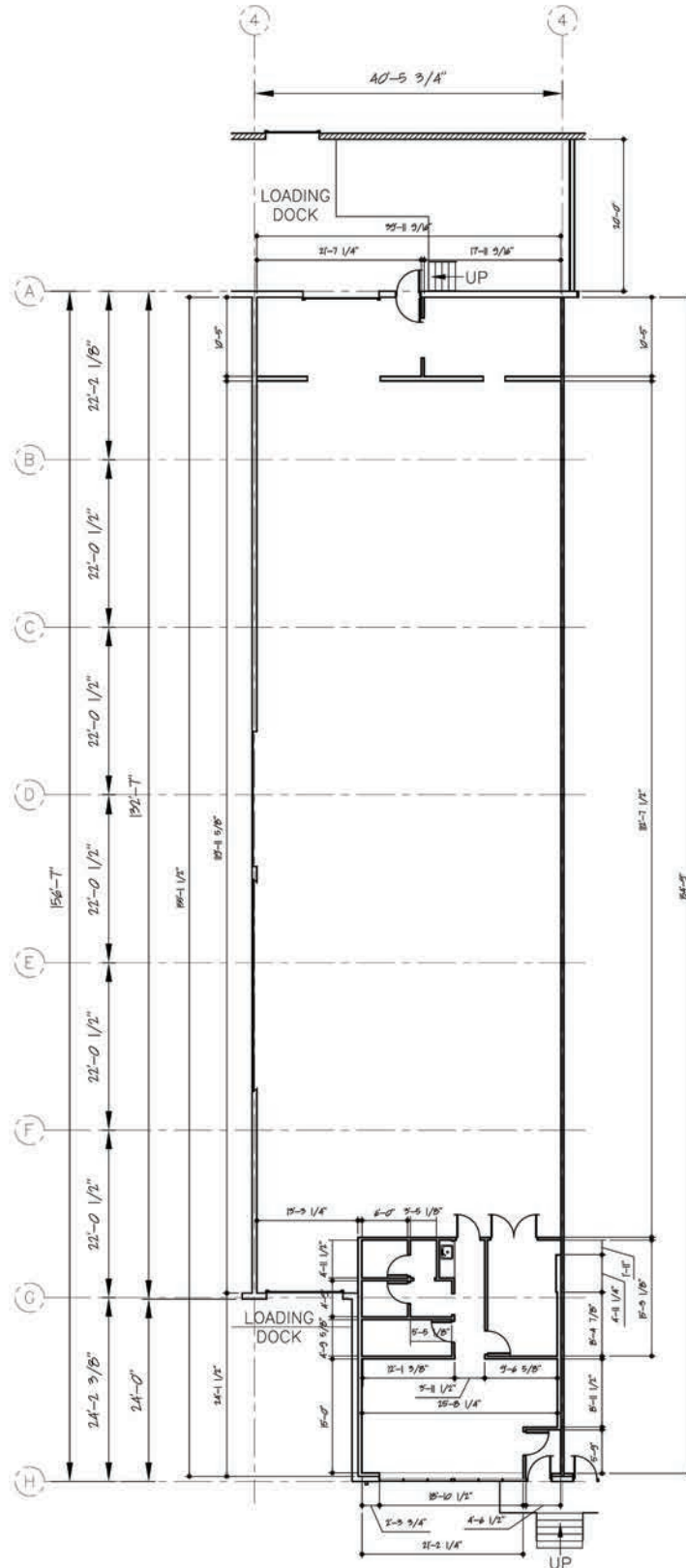


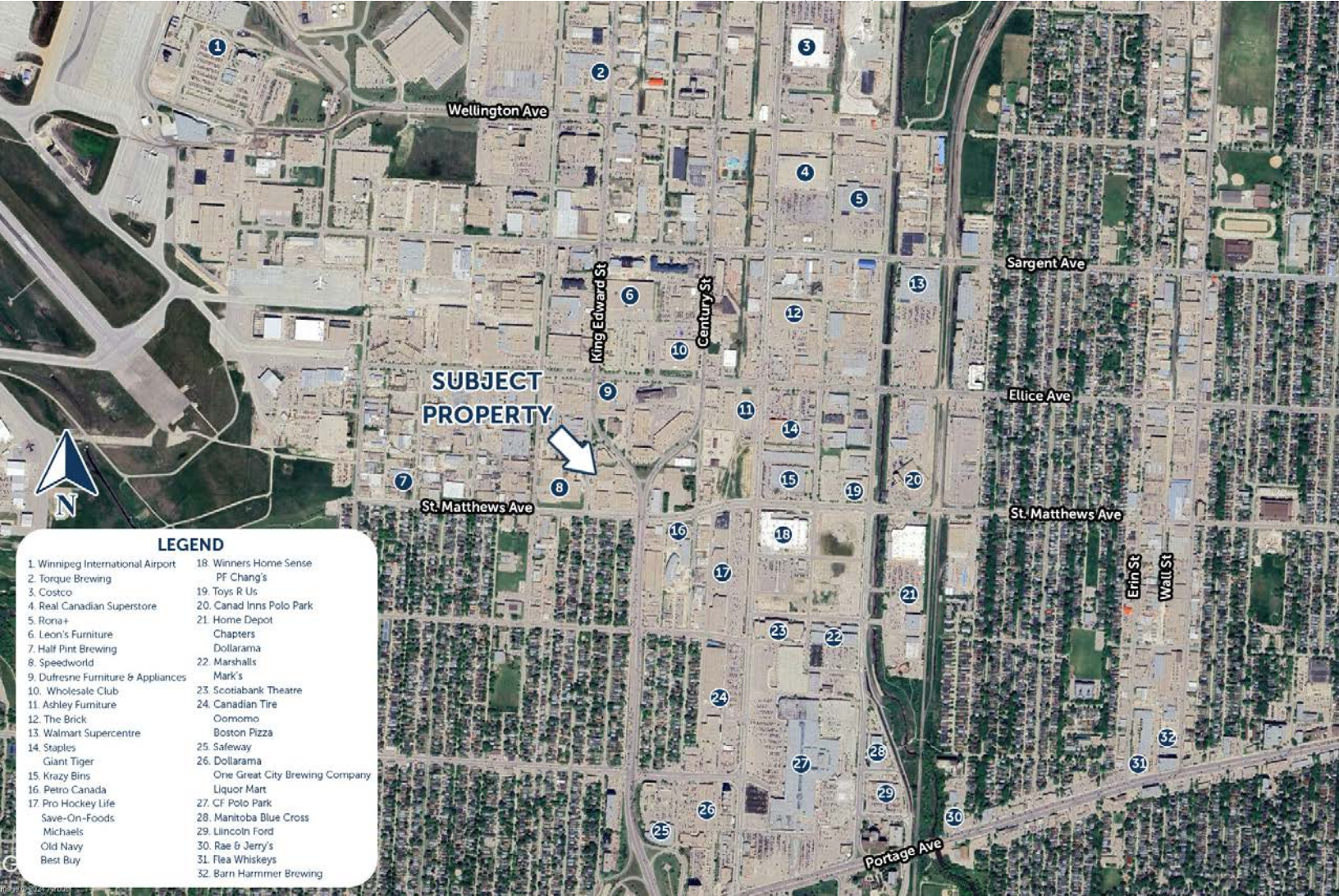
On-site

PARKING AVAILABLE



Floor Plan





LEGEND

- | | |
|------------------------------------|--------------------------------|
| 1. Winnipeg International Airport | 18. Winners Home Sense |
| 2. Torque Brewing | 19. PF Chang's |
| 3. Costco | 20. Toys R Us |
| 4. Real Canadian Superstore | 21. Canad Inns Polo Park |
| 5. Rona+ | 22. Home Depot |
| 6. Leon's Furniture | 23. Chapters |
| 7. Half Pint Brewing | 24. Dollarama |
| 8. Speedworld | 25. Marshalls |
| 9. Dufresne Furniture & Appliances | 26. Mark's |
| 10. Wholesale Club | 27. Scotiabank Theatre |
| 11. Ashley Furniture | 28. Canadian Tire |
| 12. The Brick | 29. Oomomo |
| 13. Walmart Supercentre | 30. Boston Pizza |
| 14. Staples | 31. Safeway |
| 15. Giant Tiger | 32. Dollarama |
| 16. Krazy Bins | One Great City Brewing Company |
| 17. Petro Canada | Liquor Mart |
| Save-On-Foods | 27. CF Polo Park |
| Michaels | 28. Manitoba Blue Cross |
| Old Navy | 29. Lincoln Ford |
| Best Buy | 30. Rae & Jerry's |
| | 31. Flea Whiskies |
| | 32. Barn Hammer Brewing |

Connect with us today!

iciproperties.com

Tyson Preisentanz*
SENIOR VICE PRESIDENT

tpreisentanz@iciproperties.com
204-782-6183

Jared Kushner*
VICE PRESIDENT

jkushner@iciproperties.com
204-294-1087

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