

FOR LEASE

High-Visibility Warehouse/Office

1808 St Matthews Aveue, Winnipeg, Manitoba



AMENITY
RICH AREA



DOMINANT
SIGNAGE



FENCED
COMPOUND



OVERHEAD
DOOR

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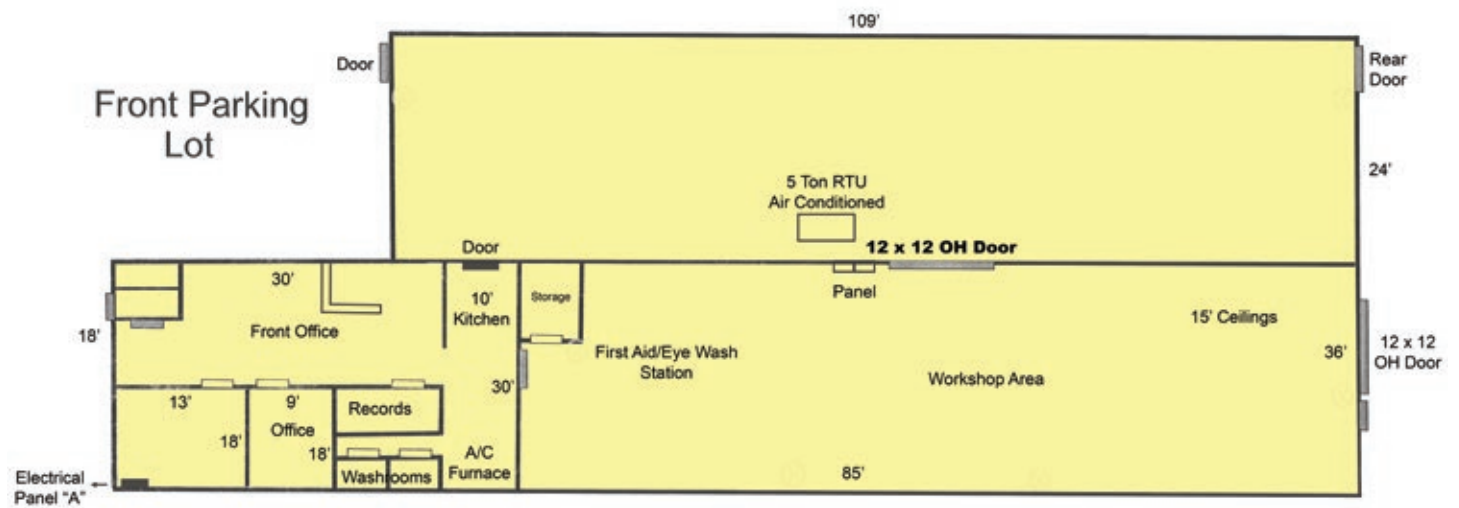
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SITE PLAN



FLOOR PLAN



204.474.2000

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PROPERTY SUMMARY

Available (Jan 1, 2026)	8,000 SF
Net Rent	\$8.95/SF
Property Taxes (2025 est.)	\$3.32/SF
CAM* (2025 est.)	\$0.91/SF
Zoning	M1



FEATURES

- Open warehouse with developed office space
- Three private offices, reception area, kitchenette, and washrooms
- Fenced compound available at rear
- On-site and street parking available
- 14' clear ceiling height with overhead door access
- Freestanding pylon signage available
- Excellent exposure and visibility
- Gas-fired heating system in one section and air conditioning in another
- Premises is serviced by a mix of gas-fired heat and rooftop air conditioning

LOCATION

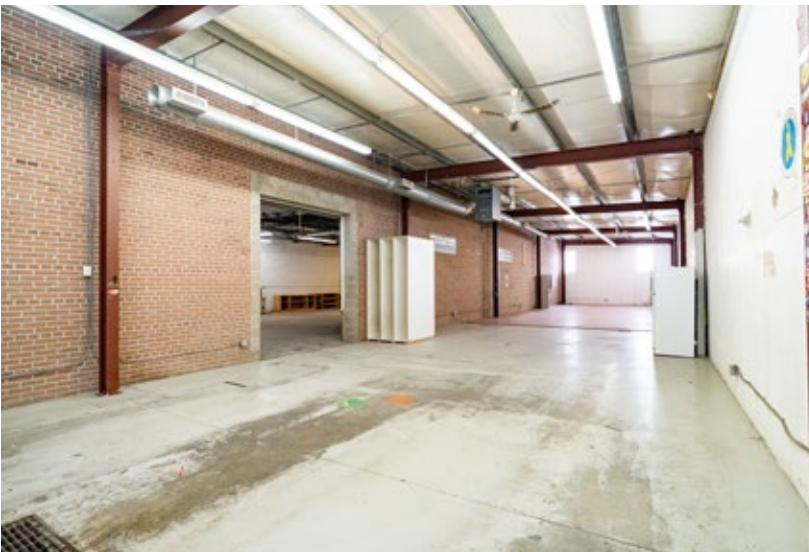
- 5 minute drive from CF Polo Park Shopping Centre, Winnipeg's largest interior mall
- Prime St. Matthews Avenue location with high visibility
- Excellent access to major transportation routes, including Winnipeg International Airport and CF Polo Park
- Convenient access to multiple public transit routes

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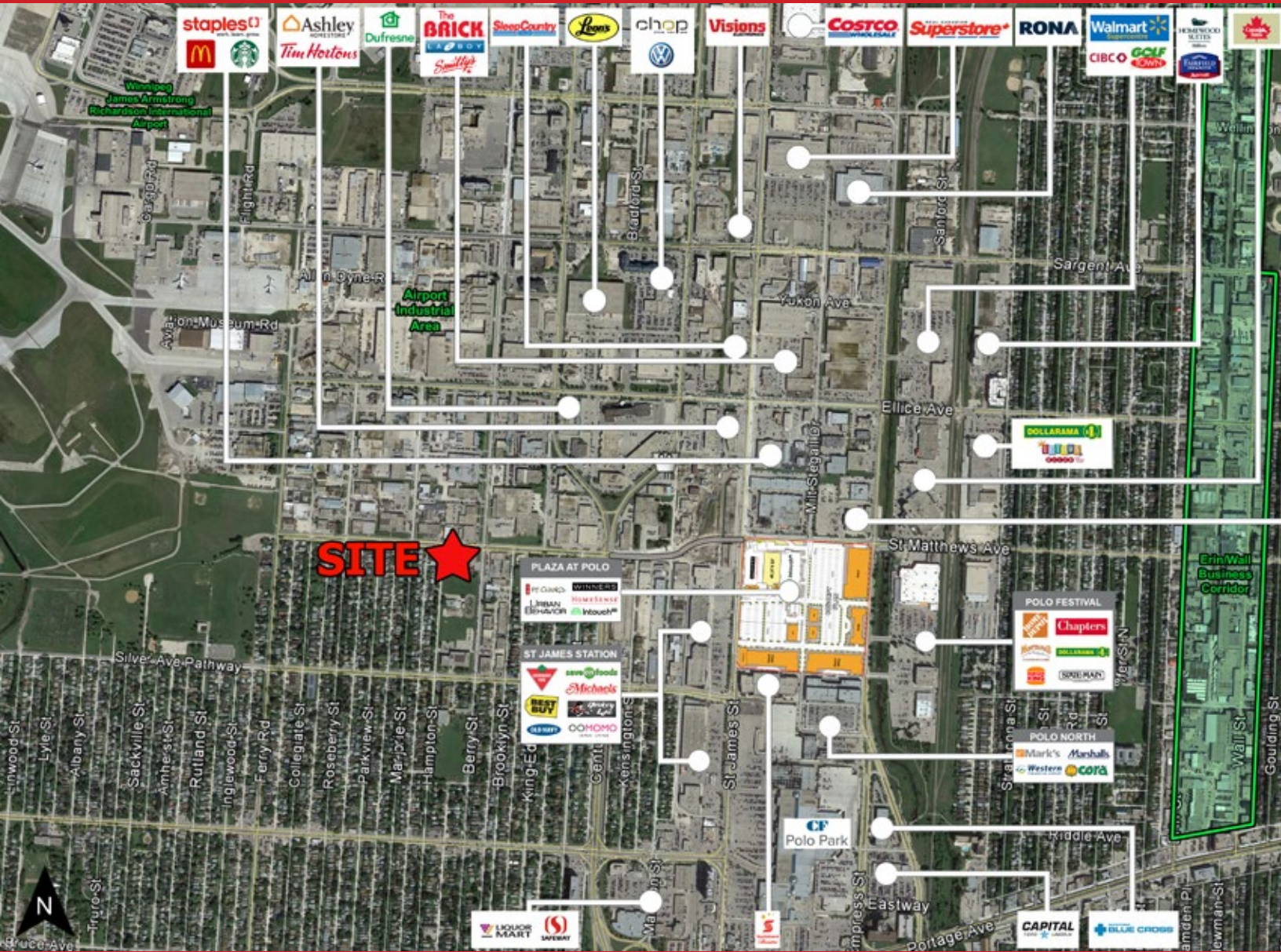


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FOR MORE INFORMATION, PLEASE CONTACT:

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