



1 Cole Avenue, Winnipeg, Manitoba

# Fenced Compound in Central Location

For Lease





## Property Details

**+/- 2 acres**

APPROXIMATE AVAILABLE AREA

**\$4,000 plus GST**

MONTHLY LEASE RATE

**M3 - Manufacturing Heavy**

ZONING

## Features

- Centrally located within the City of Winnipeg
- Direct access to Nairn Ave and Archiblad Street with signalized intersections
- Fully fenced and secured
- Ability to lease additional acres
- Potential for small office and access to washrooms for qualified tenants
- Sea Can rental onsite



## Highlights



**Centrally Located**  
IN THE CITY OF WINNIPEG



**Direct Access**  
TO MAJOR TRANSPORTATION  
ROUTES



**Fully Fenced**  
& SECURE COMPOUND

For Lease



1 Cole Avenue, Winnipeg, Manitoba  
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