



993 Century Street, Winnipeg, Manitoba

# Industrial Space with Dock Loading

For Lease



## Property Details

**+/- 18,363 sq. ft.**

SPACE AVAILABLE

**\$7.95/sq. ft.**

BASE RENT (PLUS 5% MANAGEMENT FEE)

**\$6.23/sq. ft.**

ADDITIONAL RENT (EST. 2026)

**3 Dock Level Doors**

LOADING

**400 amp 3 phase**

POWER

**M2 - Manufacturing**

ZONING

## Features

- Industrial space with open floor plan that can be customized to suit a range of uses
- Built-out office with reception, private offices and kitchenette
- 18' clear ceiling height throughout warehouse portion
- Ample on-site parking
- Building sprinklered
- Good exposure and access with signage facing Century Street (Route 90)
- Convenient access to major trucking routes
- Close proximity to Winnipeg James Armstrong Richardson International Airport



## Highlights



**Located On**

BUSY THOROUGHFARE



**Dominant**

SIGNAGE OPPORTUNITIES



**Excellent Access**

TO PUBLIC TRANSIT



**Ample On-site**

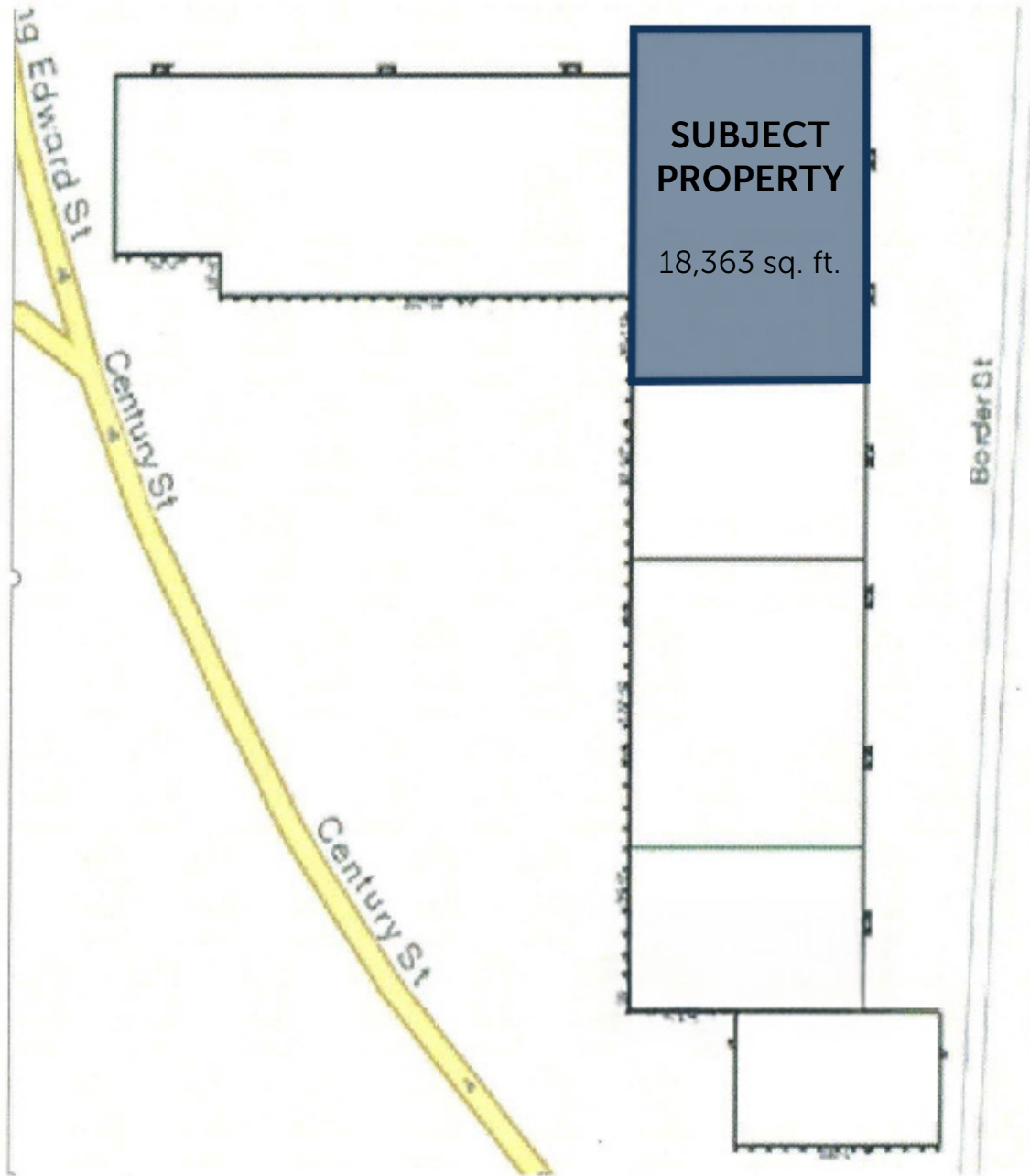
PARKING

**For Lease**



993 Century Street, Winnipeg, Manitoba  
[iciproperties.com](http://iciproperties.com)

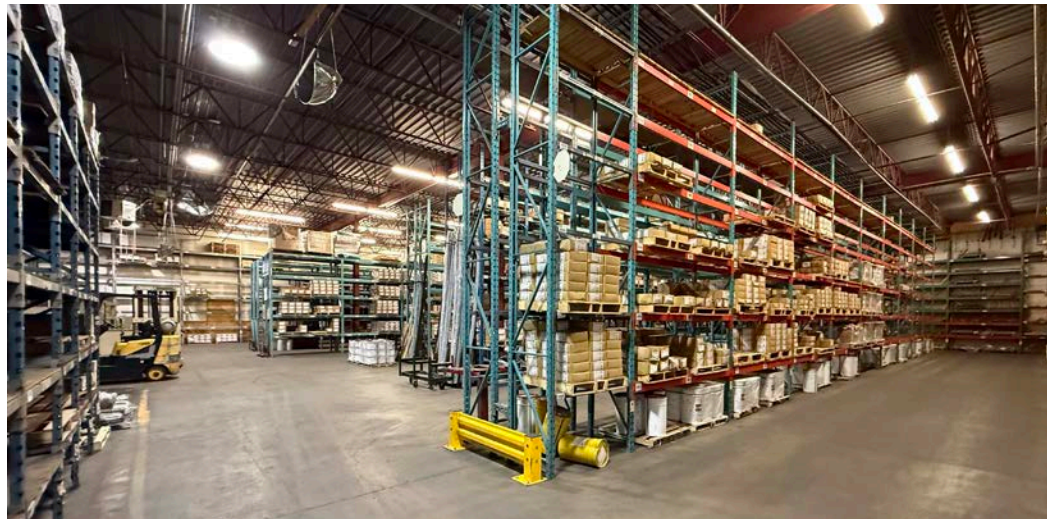
# Site Plan



For Lease

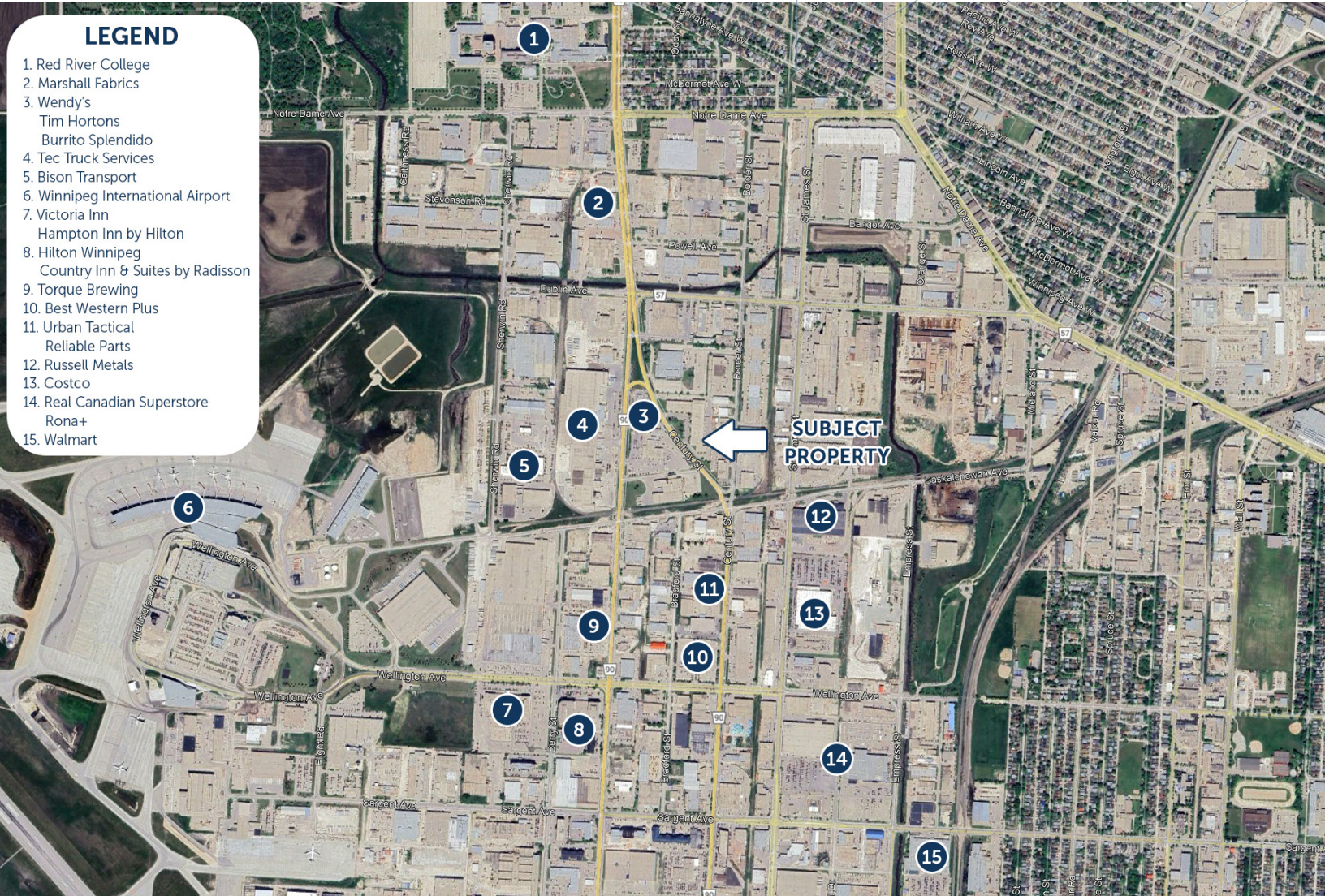


993 Century Street, Winnipeg, Manitoba  
[iciproperties.com](http://iciproperties.com)



**LEGEND**

- 1. Red River College
- 2. Marshall Fabrics
- 3. Wendy's
  - Tim Hortons
  - Burrito Splendido
- 4. Tec Truck Services
- 5. Bison Transport
- 6. Winnipeg International Airport
- 7. Victoria Inn
  - Hampton Inn by Hilton
- 8. Hilton Winnipeg
  - Country Inn & Suites by Radisson
- 9. Torque Brewing
- 10. Best Western Plus
- 11. Urban Tactical
  - Reliable Parts
- 12. Russell Metals
- 13. Costco
- 14. Real Canadian Superstore
  - Rona+
- 15. Walmart



Connect with us today!

[iciproperties.com](http://iciproperties.com)

**Tyson Preisntanz**  
SENIOR VICE PRESIDENT

**Jared Kushner\***  
VICE PRESIDENT

**Brennan Pearson**  
EXECUTIVE VICE PRESIDENT, PARTNER

[tpreisntanz@icproperties.com](mailto:tpreisntanz@icproperties.com)  
204-782-6183

[jkushner@icproperties.com](mailto:jkushner@icproperties.com)  
204-294-1087

[bpearson@icproperties.com](mailto:bpearson@icproperties.com)  
204-291-5003

**DISCLAIMER** The information contained herein has been obtained from sources believed to be reliable; however, neither the Vendor/Landlord nor ICI Properties makes any representations, warranties, or guarantees, express or implied, as to the accuracy, completeness, or currency of such information. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and may differ materially from actual results. Some images or renderings used in this brochure may be enhanced or generated using artificial intelligence (AI) for illustrative purposes and may not depict actual properties or conditions. Prospective purchasers and tenants are strongly advised to conduct their own independent investigations and due diligence to verify all information. The property and any offering terms are subject to change or withdrawal without notice. Neither the Vendor/Landlord nor ICI Properties shall be liable for any direct, indirect, incidental, consequential, or special losses or damages arising from reliance upon this information or any omission. In the event the recipient has executed a confidentiality or nondisclosure agreement in connection with this property, the terms of such agreement shall govern. ©2025 ICI Properties. All rights reserved.

\*Services provided by 2023 Tyson Preisntanz Personal Real Estate Corporation

\*Services provided by Jared Kushner Personal Real Estate Corporation

**For Lease**



993 Century Street, Winnipeg, Manitoba  
[icproperties.com](http://icproperties.com)