

801 CENTURY ST

WINNIPEG, MB

<https://www.artisreit.com/industrial/801-century-street/>

FOR LEASE: INDUSTRIAL



STARTING FROM:
\$10.95 PER SF

Warehouse/Showroom with Excellent Exposure on Major Route

PROPERTY HIGHLIGHTS

- Located at Century Street and Wellington Avenue fronting on Route 90
- Offers excellent exposure and direct access to major transportation routes
- Easy access to public transportation, shopping, dining and personal services
- In close proximity to major trucking routes and the Richardson International Airport
- Fully sprinkered
- Bay size of 33' wide grids/4,224 SF
- 20' clear ceiling height
- Grade loading
- Ample parking
- 60' shared loading court

BRAD GOERZEN

Senior Vice President—Leasing—Central Region

(+1) 204-934-2797

bgoerzen@artisreit.com





PROPERTY DETAILS

Asking Net Rent		\$10.95/SF
Additional Rent	\$5.31/SF (\$2.61 CAM, \$2.70 Tax 2022 est) + 5% mgnt fee on gross rent	
Size		8,502 SF
Ceiling Height		20' clear
Loading		2 grade doors
Bay Size		33' wide grids
Zoning		M2
Available		Immediately

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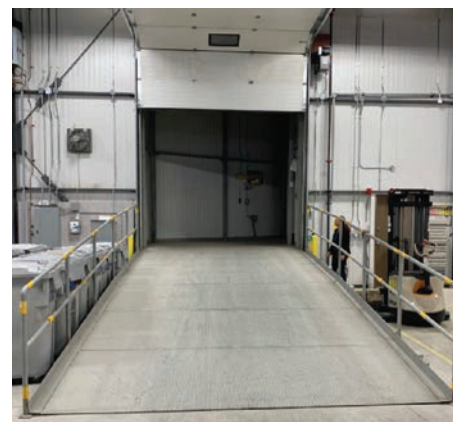


801 CENTURY ST

- Route 90:
King Edward Street
Century Street
- Wellington Ave
- St. James St

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