



## Prudential Business Park

Unit 190-117 King Edward Street

190-117 King Edward Street Winnipeg, MB R3Y 0Y3 www.cbre.ca/winnipeg



## **Property Information**

Prudential Business Park is well situated in Winnipeg's St. James Industrial Park. It provides easy access to the retail amenities of the Polo Park area, the Winnipeg James Armstrong International Airport and major trucking routes.

End cap unit featuring 50/50 office buildout and sizeable warehouse with 1 grade loading door.

Asking Net Rent: Contact Agent

Additional Rent: \$6.08 + 5% mgmt fee

**Unit Size:** ±5,377 SF

**Zoning:** M1 - Manufacturing Light

Ceiling Height: 18' clear

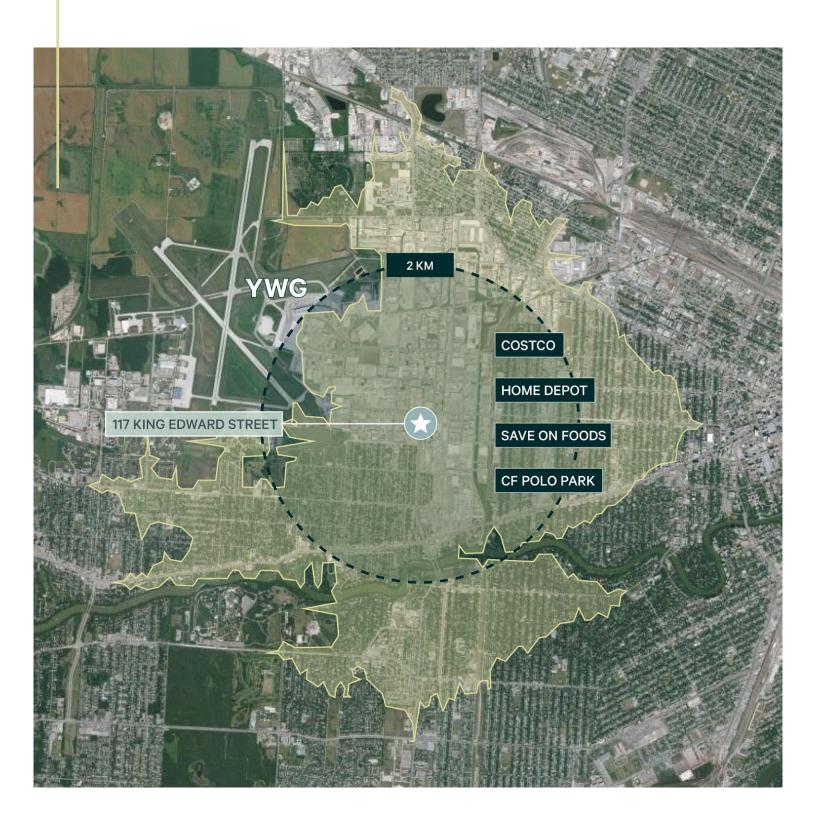
Available: March 1, 2024







## Location





For more information, please contact:

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