

Industrial | For Lease



# Prudential Business Park II

Winnipeg, MB

Unit 213, 530-550 Century Street  
Winnipeg, MB R3Y 0Y4  
[www.cbre.ca/winnipeg](http://www.cbre.ca/winnipeg)

# Property Details

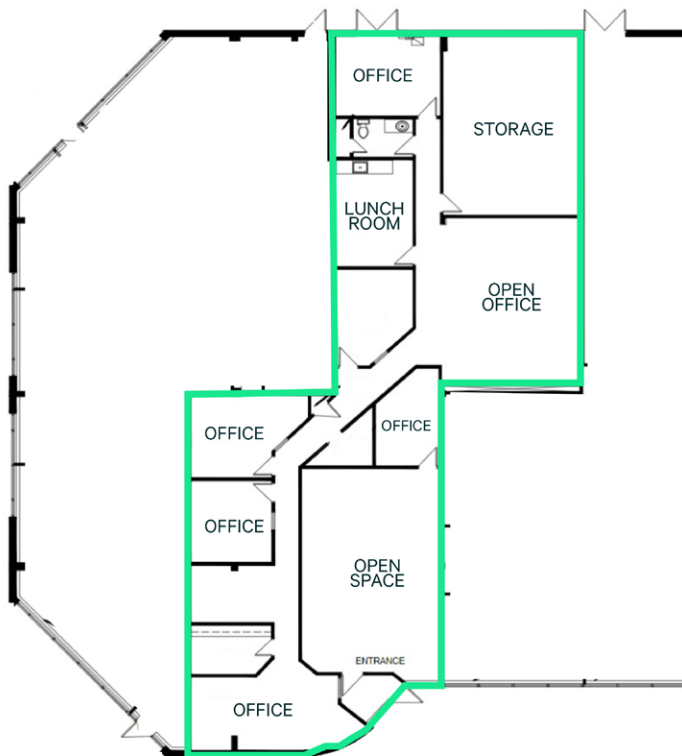
Prudential Business Park is well situated in Winnipeg's St. James Industrial Park.

It provides easy access to the retail amenities of the Polo Park area, the Winnipeg James Armstrong International Airport and major trucking routes.

## Property Highlights

- + Ample on-site parking
- + Easy access from Century St. and King Edward St.
- + Office and industrial space available for lease
- + Zoned M1 (Manufacturing Light)

**UNIT 213**

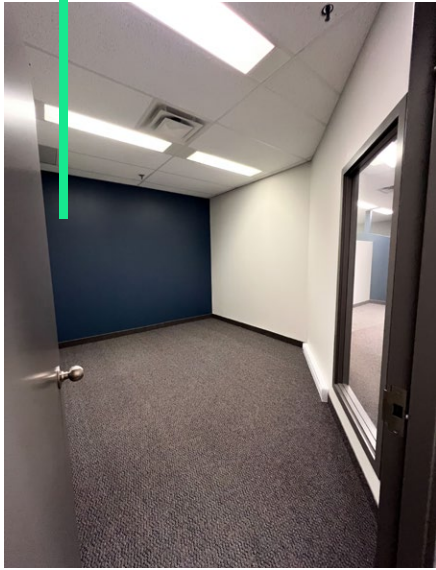


<b>Unit Size</b>	3,600 SF
<b>Asking Net Rent</b>	\$13.00 PSF
<b>Additional Rent (2024 est.)</b>	\$12.07 PSF + 5% mgmt fee on gross rent
<b>Parking</b>	Reserved and common area parking available
<b>Available</b>	Immediately

For Lease



# Property Photos





**For more information, please contact:**

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